



ANNUAL GROWTH PROFILE

Update 2017

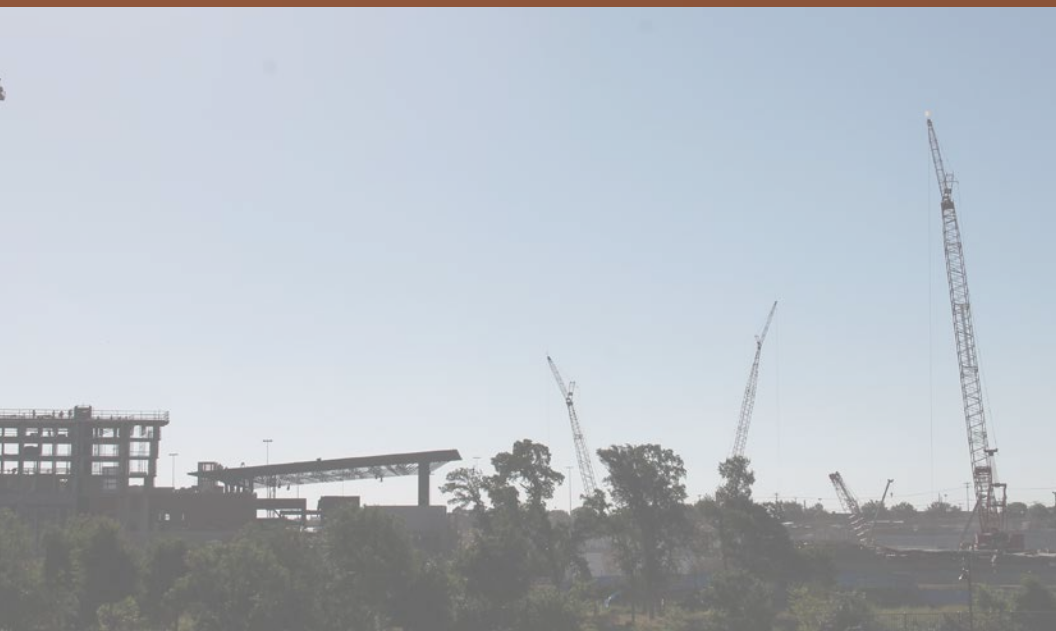


TABLE OF CONTENTS

Executive Summary	3
Summary of Findings	4
Population & Housing	5
Historic Trends	5
Current Conditions	6
Construction	9
Historic Trends	9
Total Permitting Activity	10
Non-Residential New Construction	11
Residential New Construction	12
Zoning	14
Current Conditions	14
Vacant Land	15
Zoning Activity	16
Related Activity	17
Platting	18
Historic Trends	18
Current Conditions	18
Land Use	20
Land Use Characteristics	20
Land Use Audit	20
General Land Use	21
Transportation	22
Road Traffic	22
Airport Activity	23
Appendix	24



EXECUTIVE SUMMARY

ABOUT THE ANNUAL GROWTH PROFILE

As in previous years, the Annual Growth Profile is being produced and distributed in digital form. Digital distribution facilitates efficient and cost-effective sharing and use of the document as well as the many high-resolution images located herein. The Annual Growth Profile is organized into sections defining six growth measures: Population and Housing, Construction, Zoning, Platting, Land Use, and Transportation. Informational graphics and maps have also been included in each of these sections so as to provide detailed locational information regarding growth and development trends throughout the City. A Planning Sector map has been included for reference in the Appendix.

POPULATION AND HOUSING

Changes and trends in the City's population and housing totals are detailed in this section. Historic tallies are provided to facilitate understanding of the City's demographic trends within today's development context. Current housing and population estimates, analysis of growth trends, and Planning Sector densities are also detailed.

CONSTRUCTION

In this section, investigation of building permit data yields detailed descriptions of new residential and non-residential construction trends for Planning Sectors and the City as a whole. Maps and graphics detail the location of new construction activity and relative numbers.

ZONING

Current zoning conditions as well as a calendar-year (2017) breakdown of zoning activities are included. Additionally, maps illustrating existing zoning and zoning activity are provided.

PLATTING

As platting activity is a gauge of future development activity, this section records the number and location of new lots through use of final, combination, minor, and vacated plats over a five year timeframe. Replatting, in existing areas is also included in the analysis to accurately define redevelopment activity. Plats filed in 2017 are indicated in section graphics.

LAND USE

Arlington's parcel land use is discussed in this section for the City as a whole as well as by Planning Sector.

TRANSPORTATION

Vehicular and air traffic is discussed in the Transportation section. Here vehicular traffic is assessed utilizing average daily traffic (ADT) measures by City road segment. Airport activity and current improvement projects are summarized.

SUMMARY OF FINDINGS

POPULATION AND HOUSING

As estimated by the City's Community Development and Planning Department, the 2017 total estimated population was 372,689 residents and 147,261 housing units. The population rose 0.4 percent from the 2016 estimate of 371,031 residents with the majority of this growth occurring in the north and southwestern sectors of the City.

CONSTRUCTION

There were a total of 6,965 building permits issued in 2017, a drop of 37.1 percent from the 2016 total of 11,066. While the number of building permits dropped, the total value of building permits increased dramatically in 2017 by 76.2 percent to a total value of \$1,605,481,131.

ZONING

At 63 percent, most of the land in Arlington was zoned for residential uses with Single Family residential comprising the majority of this share. In 2017, there were 45 requests for zoning changes or development plan approval and 8 requests for Specific Use Permits. These requests totaled 484.8 acres, a significant decrease from the 2016 total of 4,679.3 acres. The number of total cases also decreased from 72 to 53. Of the 53 total requests, 11 cases were approved.

PLATTING

Plats filed in 2017 created 797 lots, a decrease of 24.5 percent from 2016. The majority of lots were part of four primary developments: Viridian, Ballweg, Twin Hills and Southwind Meadows. Total newly platted acreage decreased by 23.6 percent to approximately 632 acres in 2017 from 827 acres in 2016.

LAND USE

Arlington's developed areas remained dominated by residential uses which comprised 48.2 percent of all land use types within the City. Vacant-Developable land occupied the second largest land use in the City comprising 11.5 percent of Arlington's total acreage.

TRANSPORTATION

The most traveled road segments in 2017 (of those counted) were Cooper Street between Bardin Road and New Center Drive and Cooper Street between Pleasant Ridge Road and Arbrook Boulevard. The remaining top traveled segments were along Cooper Street, Matlock Road, Collins Street, and Pioneer Parkway.

The number of operations (takeoffs and landings) at the airport saw a 3.4 percent annual decrease in 2017. For the first year since 2012, the airport saw a decrease in operations, with 3.4 percent fewer takeoffs and landings than in 2016. Still, with 91,569 airport operations, activity has increased 29.8 percent since 2012, due in part to regional economic recovery as well as a new 4,900 foot west parallel taxiway completed in 2012. The construction of the Center Street Bridge will also provide for better vehicle access, with the next phase extending the road beside the Airport to Green Oaks Blvd, making it more appealing to those who utilize the airport.

POPULATION & HOUSING

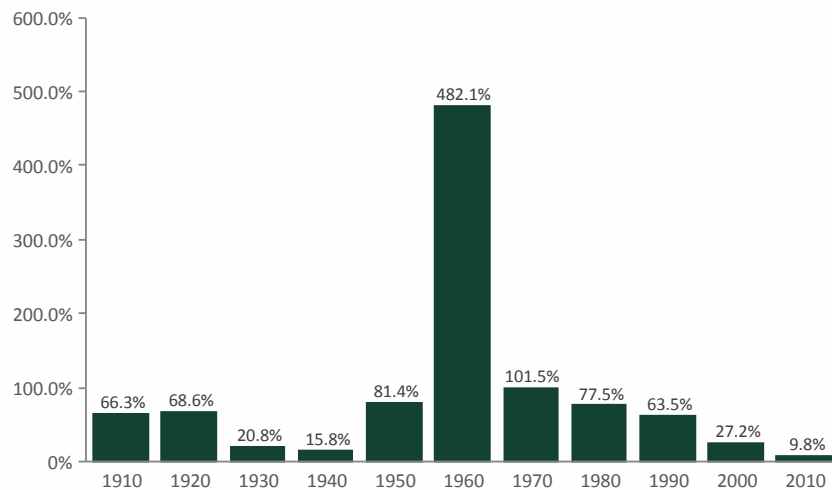
HISTORIC TRENDS

From the City's founding through the Great Depression and World War II, population growth was slow but steady. The surging post-war economy, as well as Arlington's location between the rapidly expanding cities of Dallas and Fort Worth, contributed to a dramatic population increase.

Following the War, the City's population grew six times larger between 1950 and 1960 from 7,692 to 44,775 people. During the decades that followed, several factors facilitated the continued growth of the City. The large-scale

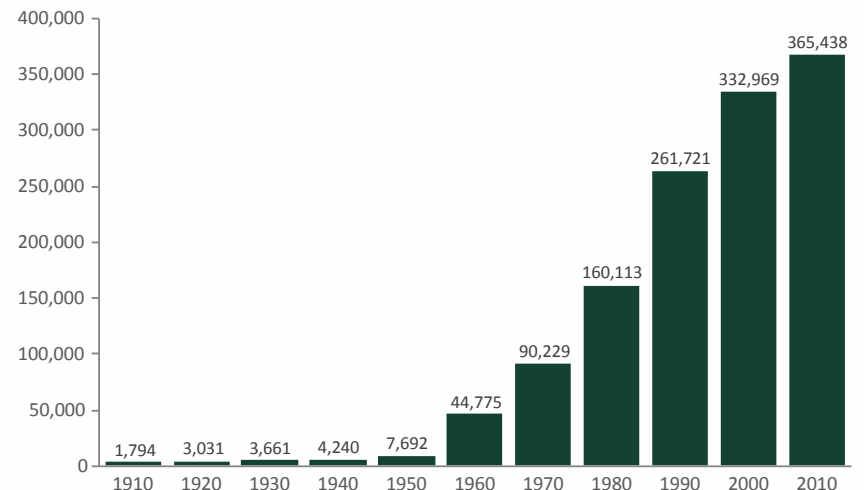
annexation of developable land (averaging nearly 15,000 acres per decade from 1950 to 1990), the opening of Interstate 20 and Dallas/Fort Worth International Airport in the mid-1970s, and a strong regional economy all contributed to a peak in population increase during the 1980s, when Arlington added 101,000 new residents. By 2010, the population was more than 47 times greater than it was in 1950.

POPULATION GROWTH RATE BY DECENNIAL CENSUS, 1910-2010



Source: U.S. Census Bureau

POPULATION GROWTH BY DECENNIAL CENSUS, 1910-2010



Source: U.S. Census Bureau

DECENNIAL POPULATION GROWTH, 1990-2010

Year	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010
Population	1,794	3,031	3,661	4,240	7,692	44,775	90,229	160,113	261,721	332,969	365,438
Change	715	1,237	630	579	3,452	37,083	45,454	69,884	101,608	71,248	32,469
% Change	66.3%	68.6%	20.8%	15.8%	81.4%	482.1%	101.5%	77.5%	63.5%	27.2%	9.8%

Source: U.S. Census Bureau

During the decade from 2000 to 2010, the number of total housing units in Arlington grew by 9.5 percent, rising from 132,203 to 144,805 total units. This housing unit growth rate is smaller than the one experienced during the 1990s, which was 16.3 percent.

The geographic focus of residential development for the most recent decade was south of Interstate 20, with 65 percent (11,000+ units) of construction totals. Residential construction trends favored single family development over multi-family development between 2000 and 2010. Throughout the decade, the share of single family housing units in Arlington increased compared to multi-family totals. Year-end 2000 housing estimates indicated a housing mix of 62.5 percent single family and 37.5 percent multi-family housing units. By 2010, the housing distribution had shifted to 68.8 percent single family, 31.1 percent multi-family housing units, and 0.1 percent considered other units (boats, or RVs).

CURRENT CONDITIONS

In 2017, the City of Arlington added an estimated 1,658 residents and had a net increase of 633 housing units, representing a 0.4 percent gain in population and a 0.7 percent increase in housing units (146,628 units in 2016 and 147,621 units in 2017).

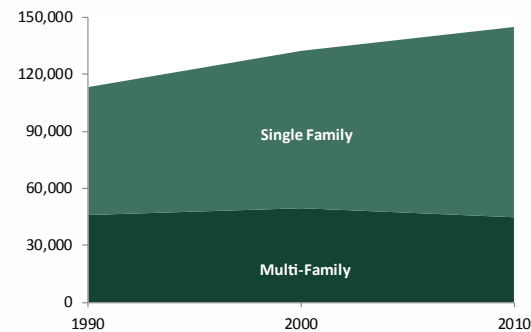
The City's population was estimated at 372,689 at the end of 2017, a gain of less than one percent. Population growth during 2016 was concentrated in the City's North and Southwest Planning Sectors. Collectively, these two areas accounted for 94.7 percent of total population growth (1,570 new residents) during the year, and witnessed population growth rates of 1.9 and 1.6 percent respectively. The population increased in four of the six Planning Sectors with the Central Planning Sector experiencing a 0.04 percent decline in population and the East Sector experiencing no population change. The City's total population distribution remains consistent with 2017 as no Sector demonstrated any significant change in their share of the total population.

SHARE OF CITYWIDE DECENNIAL GROWTH, 1990-2000

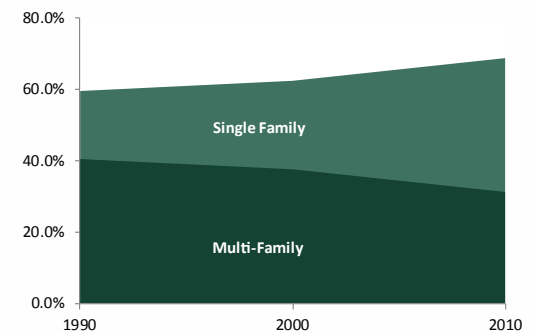
Year	Central	East	North	Southeast	Southwest	West	Citywide
1990	9,859	30,859	21,140	9,943	12,745	29,087	113,636
2000	10,263	32,470	23,146	18,020	16,666	31,638	132,203
2010	9,869	32,900	22,799	26,955	19,072	32,920	144,805

Source: U.S. Census Bureau

TOTAL HOUSING UNITS, 1990-2010

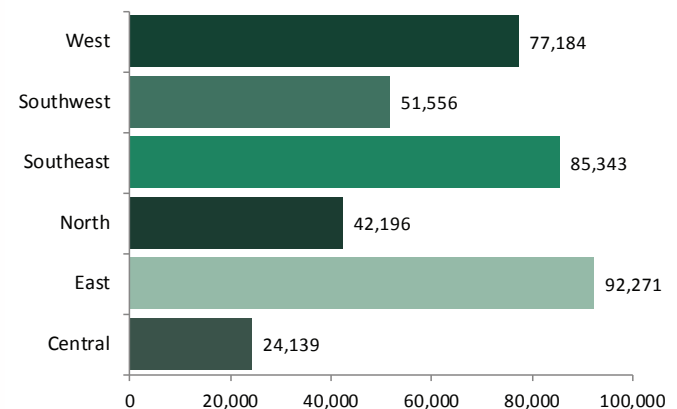


HOUSING MIX, 1990-2010



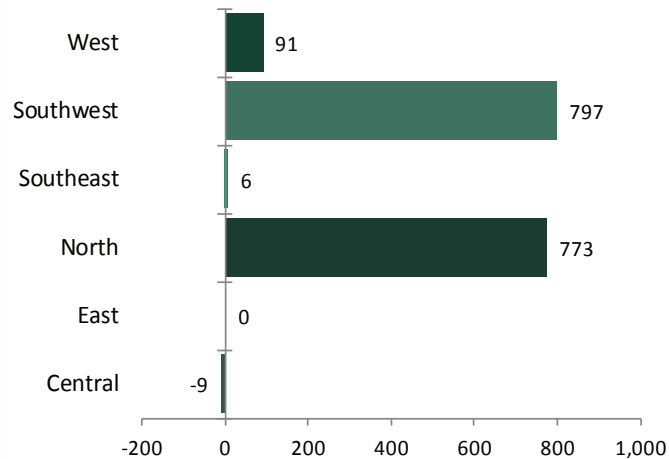
Source: City of Arlington, Community Development & Planning

POPULATION DISTRIBUTION BY PLANNING SECTOR, 2017



Source: City of Arlington, Community Development & Planning

DISTRIBUTION OF POPULATION CHANGE BY PLANNING SECTOR, 2017



Source: City of Arlington, Community Development & Planning

The two Sectors experiencing the most population growth in 2017 (Central and Southwest) accounted for 20.3 percent of the City's total population while the two most populated Sectors (East and Southeast) accounted for nearly half of the City's total population. Single family unit construction more than doubled multi-family unit construction in 2017, continuing the pattern of total single family housing stock remaining more than double that of multi-family. At the end of 2017, single family homes comprised 69.5 percent (102,328 units) of the City's total housing stock while multi-family represented the remaining 30.5 percent (44,840 units).

As in previous years, the number of single family housing units heavily outweighed the number of multi-family units in the Southeast, Southwest, and West Sectors in 2017. The housing mix was more evenly distributed in the East Sector, where single family housing units represented 57.4 percent of the total housing stock. Two Sectors, Central and North, saw a continued majority share of multifamily housing units in 2017, with multifamily units representing 51.5 percent of the housing stock in the Central Sector and 63.6 percent in the North. The North Planning Sector had the most total multifamily units at the end of 2017 with 14,895 while the East Sector was close behind with 14,079 total units. These two Sectors accounted for 64.6 percent of the City's multi-family housing stock in 2017, while maintaining nearly 40 percent of the City's total housing stock.

As Arlington's population and housing stock continue to grow, the impact on the City's density cannot be overlooked. As the city grows, the ratio of total population to residentially developed land will increase. That being said, in 2017, the average number of housing units per acre of residentially developed land remained unchanged from 2016 at approximately six units per acre.

ANNUAL POPULATION & HOUSING GROWTH, 2017

Sector	2016		2017		Total New Units	Total Demolished Units	Unit Change	Population Change	Percent Population Change
	Housing Units	Population	Housing Units	Population					
Central	9,893	24,148	9,890	24,139	5	8	-3	-9	-0.04%
East	33,071	92,271	33,071	92,271	5	5	0	0	0.0%
North	23,174	41,423	23,446	42,196	272	0	272	773	1.9%
Southeast	27,661	85,337	27,663	85,343	6	4	2	6	0.01%
Southwest	19,813	50,759	20,143	51,556	333	3	330	797	1.6%
West	33,016	77,093	33,048	77,184	33	1	32	91	0.1%
Total	146,628	371,031	147,261	372,689	654	21	633	1,658	0.4%

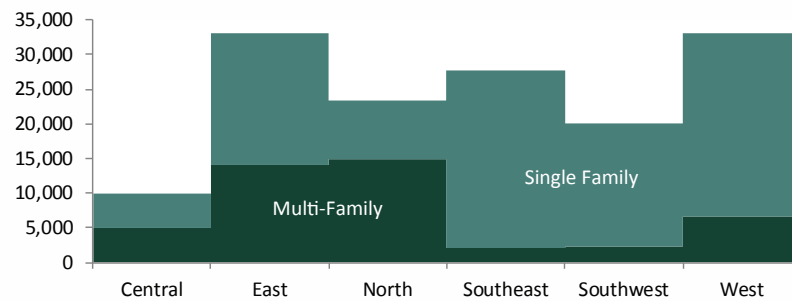
Source: City of Arlington, Community Development & Planning

RESIDENTIAL DENSITY BY PLANNING SECTOR, 2017

Sector	Housing Units	Residentially Developed Land (acres)	Residential Density 2016 (housing units per acre)
Central	9,890	1,134.8	8.7
East	33,071	4,036.9	8.2
North	23,446	2,697.5	8.7
Southeast	27,663	4,796.6	5.8
Southwest	20,143	5,127.7	3.9
West	33,048	6,597.7	5.0
Citywide	147,261	24,391.2	6.0

Source: City of Arlington, Community Development & Planning

HOUSING UNIT COUNTS BY PLANNING SECTOR, 2017



Source: City of Arlington, Community Development & Planning

HOUSING UNIT CHANGE BY PLANNING SECTOR & TYPE, 2017

Sector	Total 2016 Unit Count			2017 Unit Change*			Total 2017 Unit Count		
	Single Family	Multi-Family	Other**	Single Family	Multi-Family	Other	Single Family	Multi-Family	Other
Central	4,814	5,079	0	-3	0	0	4,811	5,079	0
East	18,992	14,079	0	0	0	0	18,992	14,079	0
North	8,253	14,895	26	272	0	0	8,525	14,895	26
Southeast	25,638	2,023	0	2	0	0	25,640	2,023	0
Southwest	17,792	2,021	0	142	188	0	17,934	2,209	0
West	26,394	6,555	67	32	0	0	26,426	6,555	67
Total	101,883	44,652	93	445	188	0	102,328	44,840	93

Source: City of Arlington, Community Development & Planning

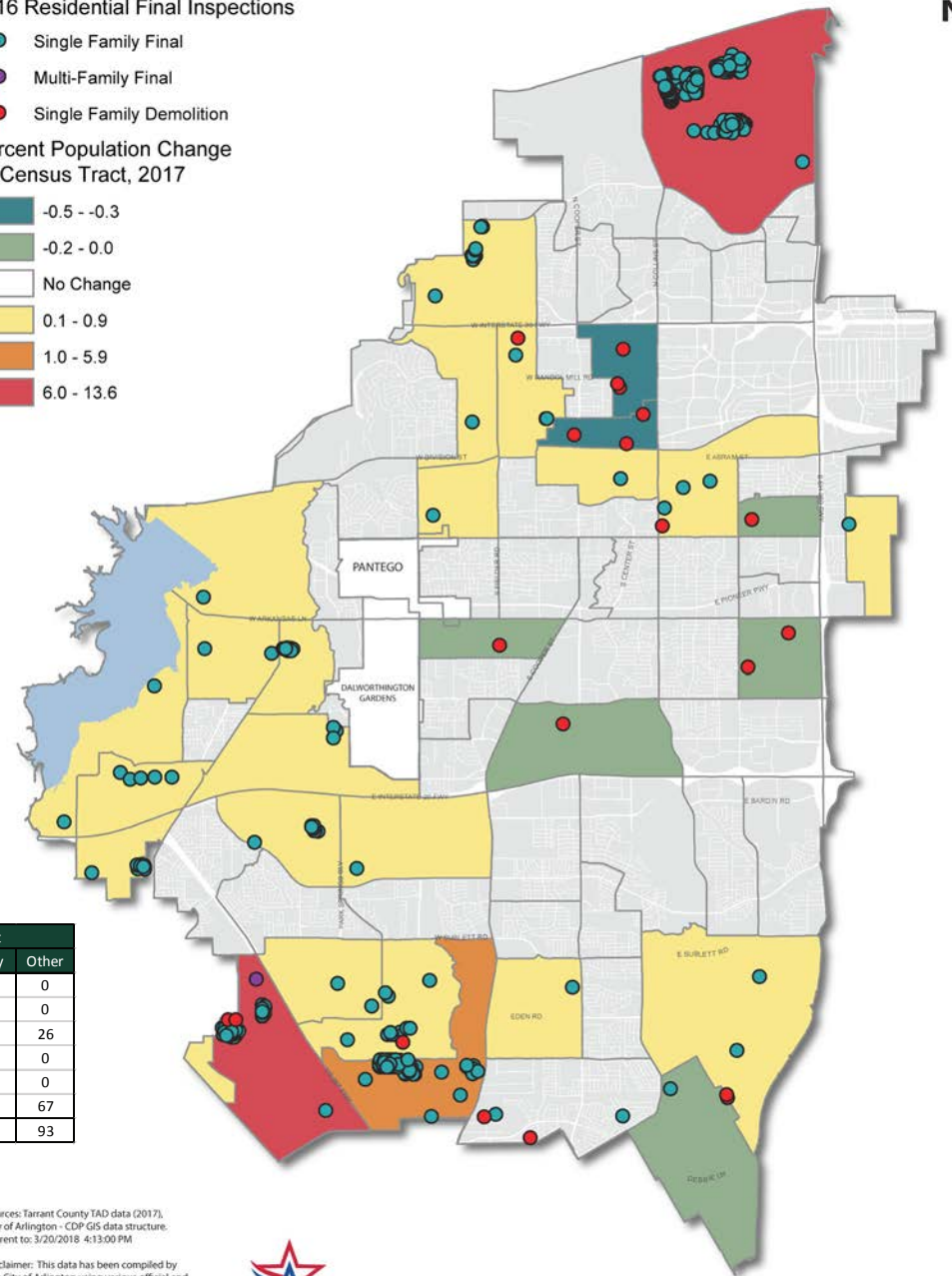
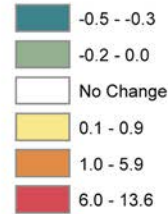
*Housing unit change equals new housing units complete minus any units demolished.

**Other includes Boats and RVs

2016 Residential Final Inspections

- Single Family Final
- Multi-Family Final
- Single Family Demolition

Percent Population Change by Census Tract, 2017



Sources: Tarrant County TAD data (2017), City of Arlington - CDP GIS data structure. Current to: 3/20/2018 4:13:00 PM

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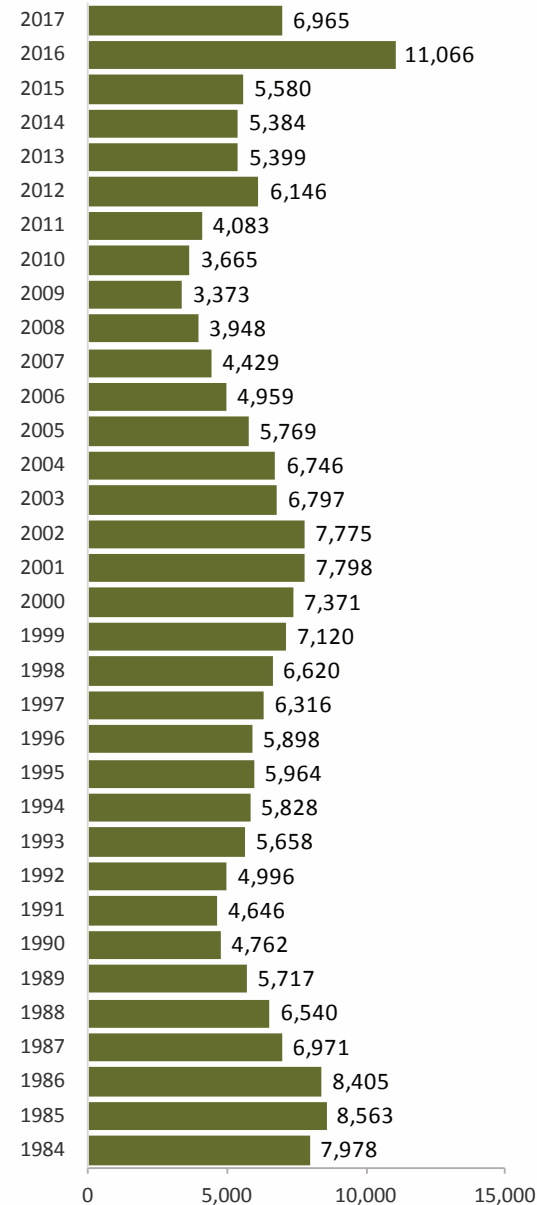
CONSTRUCTION

HISTORIC TRENDS

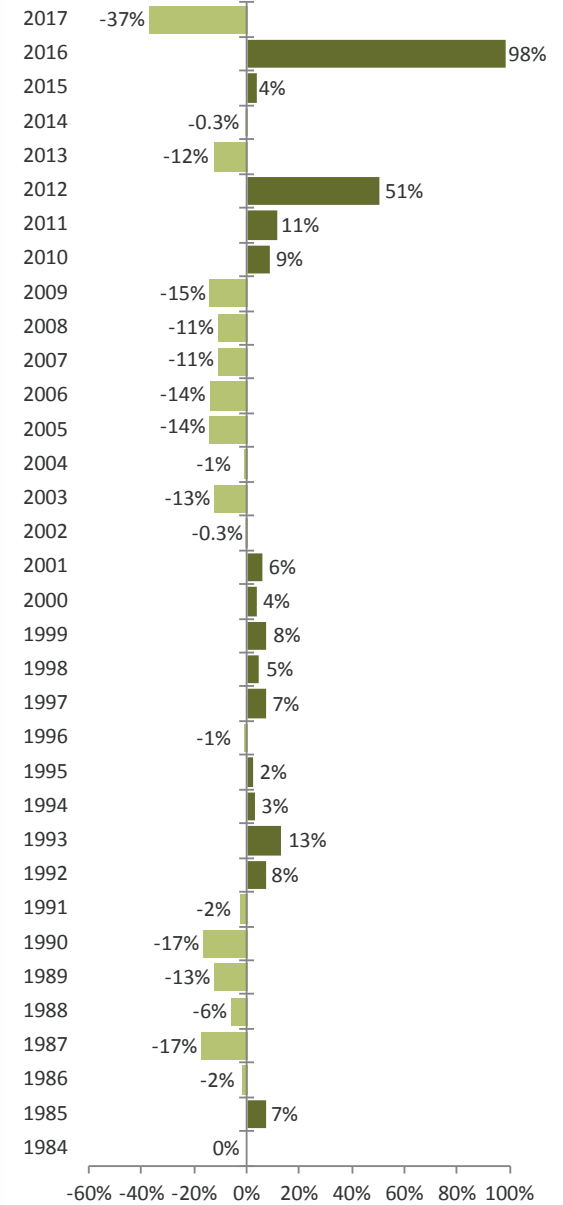
Over the past thirty years, the City of Arlington has experienced significant fluctuation in the total number of building permits issued, seemingly mirroring economic health on regional, state and national levels. For example, the City experienced a significant increase in total building permits issued during the economic boom of the 1980s and then a decrease in the early nineties. Building permit totals began to recover in the mid-90s only to again dip to their lowest point in 2009 during the Great Recession of the latter decade. As the economy recovered, so too did the recovery for building permits which reached a thirty three year high (11,066 permits) in 2016.

Likewise, development activity within the City of Arlington throughout 2017 demonstrated general growth despite the fact that total permitting activity decreased by 37.1 percent between 2016 and 2017. Poor weather in the Spring of 2016 resulted in an overwhelmingly high number of reroof permits (41.8 percent of the total number of building permits issued were for reroofing), resulting in what looks like a hyperbolic decrease in development activity. Despite the decrease in total number of permits issued, the total value of issued permits increased 76.2 percent to a total value of \$1,605,481,131, the second year in a row of a more than 70 percent increase in total permit value.

TOTAL NUMBER OF ISSUED PERMITS BY YEAR, 1984-2017



ANNUAL RATE OF CHANGE FOR TOTAL PERMITS ISSUED, 1984-2017



Source: City of Arlington, Community Development & Planning

TOTAL PERMITTING ACTIVITY

The total number of building permits issued decreased approximately 37.1 percent between 2016 (11,066 permits) and 2017 (6,965 permits). The total number of residential permits decreased by 41.2 percent to 5,308 permits in 2017; while the number of non-residential permits decreased by 12.8 percent to 1,657 permits.

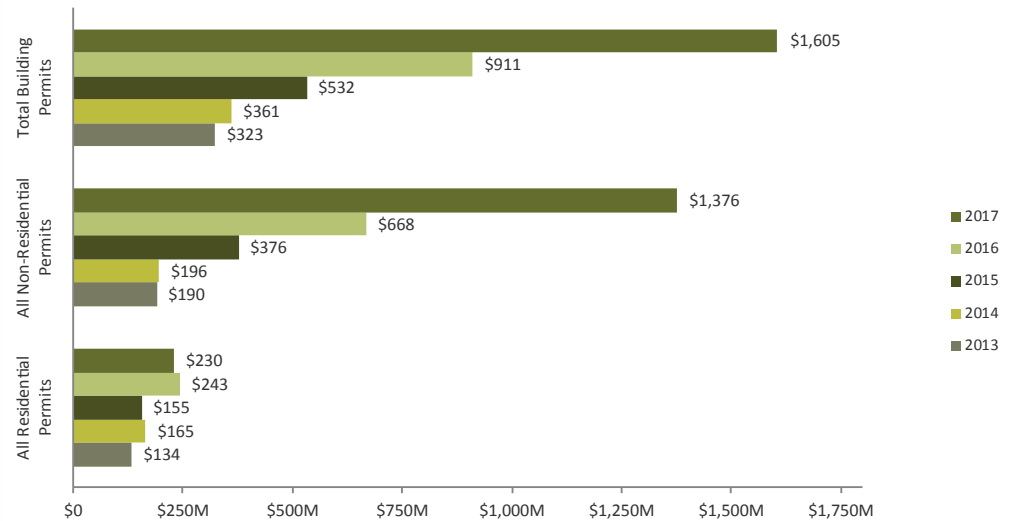
The significant decrease in the total number of issued residential permits between 2016 and 2017 was due in part by the decrease in non-new construction activity. In fact, the total number of new construction single family residential permits increased 46.4 percent while the total value of these permits increased by 44.5 percent.

The total number of new construction permits (single and multi-family), increased to 518 in 2017 from 361 in 2016 with the total value of these permits increasing 18.2 percent to \$176,702,642. Residential permits represent 76.2 percent of the total number of building permits issued, though only 14.3 percent of the total value of all permits in 2017.

The number of permits issued provides only a partial indicator of development health. Permit valuation indicates the potential economic impact of the new development. The total value of building permits in 2017 was in excess of \$1.6 billion, representing an increase of 76.3 percent over 2016. Due to the increase in residential new construction permits (and despite an 18.2 percent increase in total value, bolstered by a few high dollar residential projects), the average permit value decreased 17.6 percent to \$341,125 in 2017.

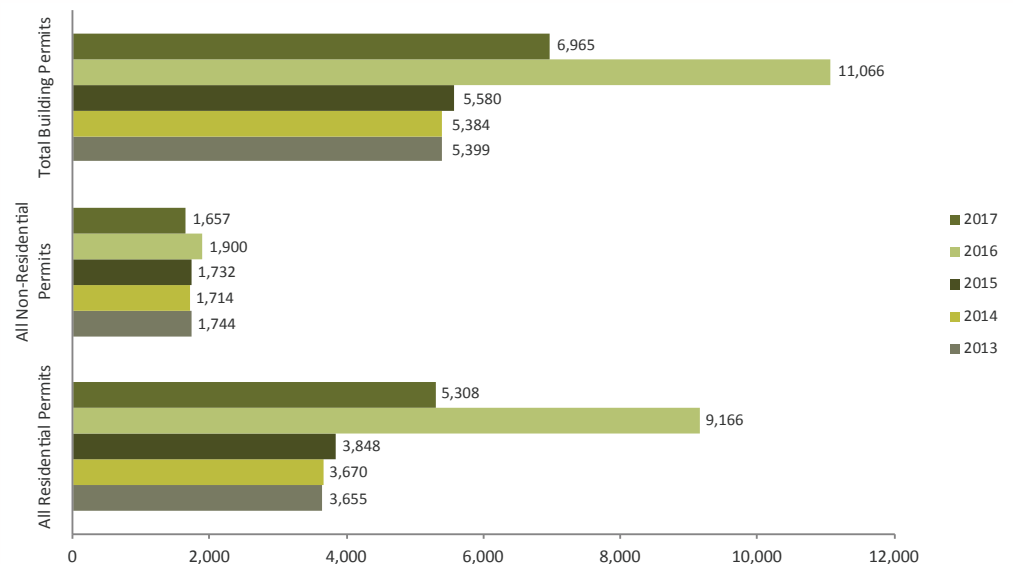
Single family new construction permits increased 44.5 percent in value from 2016 to 2017, with multi-family new construction permit value decreasing 20.1 percent. Non-Residential New Construction permits accounted for the vast majority of total building permit value in 2017 at over \$1.075 billion, a 278.7 percent increase over 2016 values. High value projects such as the Rangers' new ballpark, Texas Live, and large distribution/warehouse centers in East Arlington helped push the 2017 new construction valuation over the \$1 billion mark.

TOTAL VALUE OF PERMITS ISSUED BY CATEGORY, 2013-2017



Source: City of Arlington, Community Development & Planning

TOTAL PERMITS ISSUED BY CATEGORY, 2013-2017



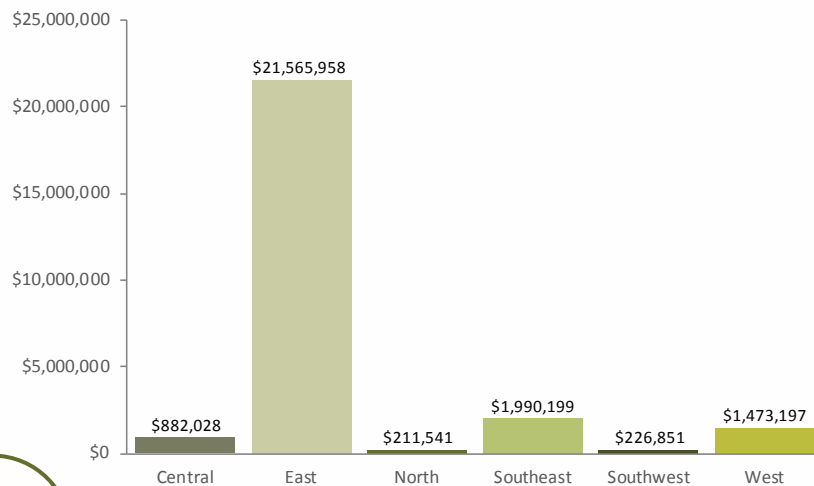
Source: City of Arlington, Community Development & Planning

NON-RESIDENTIAL NEW-CONSTRUCTION

While the total number of non-residential new construction permits decreased by 14.0 percent between 2016 and 2017, the total value of these permits increased 278.7 percent to \$1,075,157,996 in 2017 from \$283,879,445 in 2016. In fact, non-residential new construction value for the East Sector alone exceeded the total City-wide non-residential new construction value for 2016. Spurred largely by the Texas Live, Rangers Ballpark and Arlington Logistics Center projects in the Entertainment District, permits issued in the East Sector accounted for 92.3 percent of the total value of all non-residential new construction permits at over \$992 million.

New warehouse/distribution centers in the Southeast Sector helped the Sector achieve over \$53 million in total non-residential permit value. The number of issued non-residential new construction permits occurred predominantly in the East and North Planning Sectors (63.1 percent total). The average value per permit was highest in the East Sector, with 46 permits averaging \$21,565,958 in construction value. The remaining Sectors displayed average permit values between \$211,541 (North) and \$1,990,199 (Southeast).

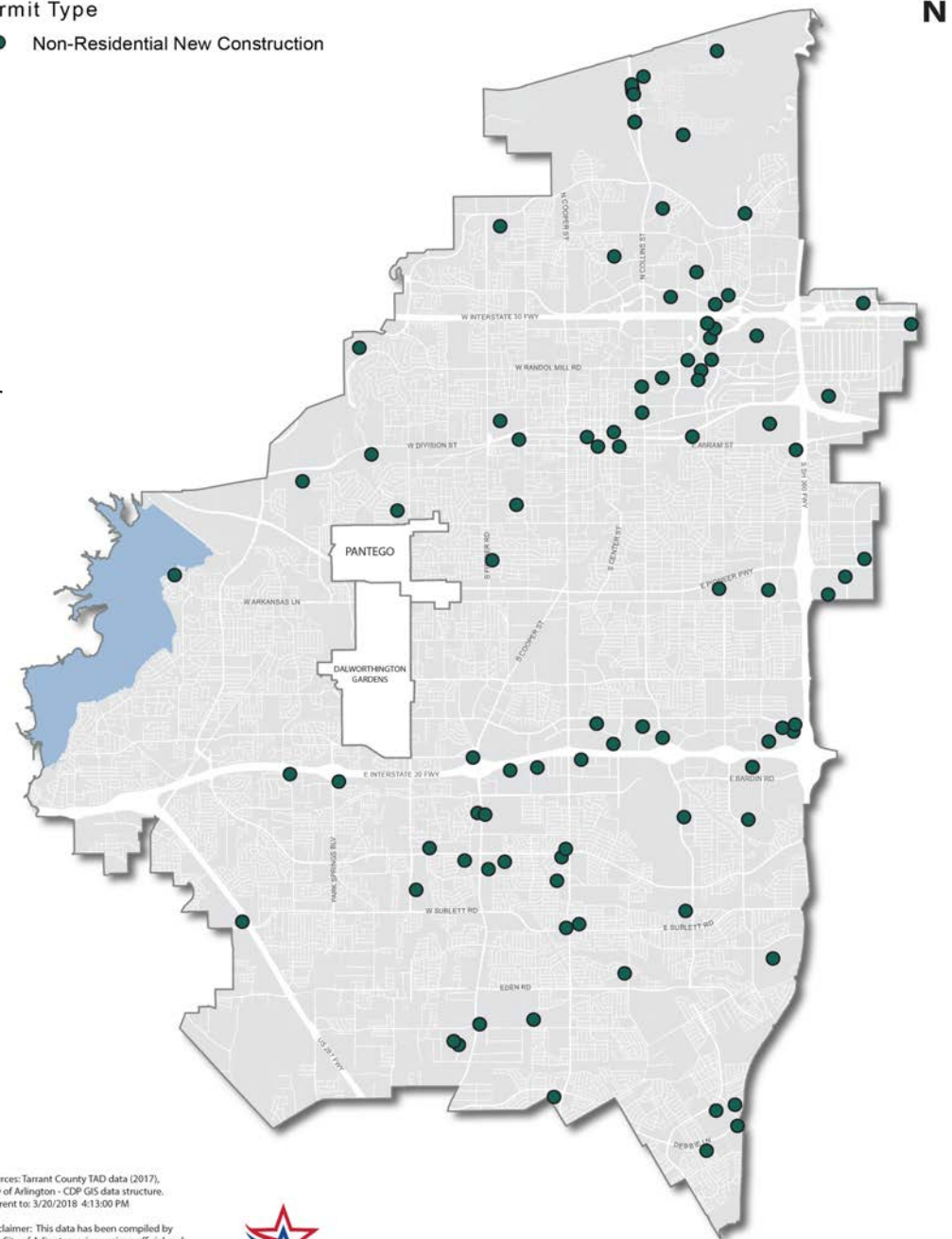
AVERAGE VALUE OF NON-RESIDENTIAL NEW-CONSTRUCTION PERMITS BY PLANNING SECTOR, 2017



Source: City of Arlington, Community Development & Planning

Permit Type

- Non-Residential New Construction



Sources: Tarrant County TAD data (2017), City of Arlington - CDP-GIS data structure. Current to: 3/20/2018 4:13:00 PM

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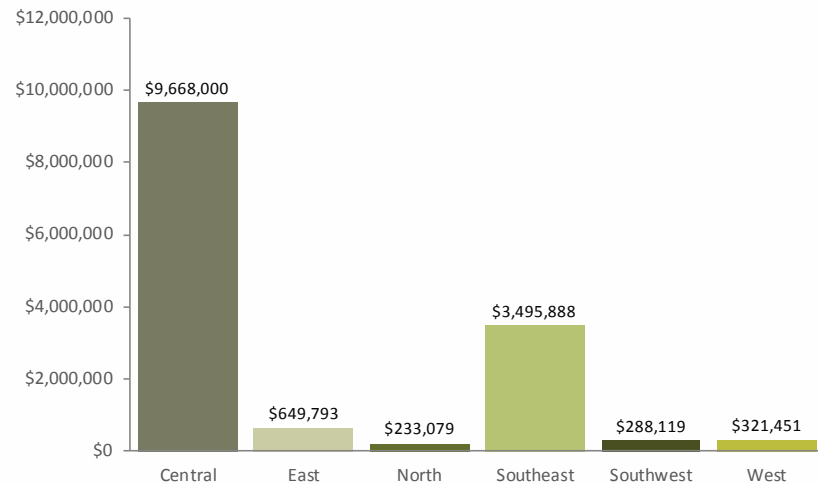
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RESIDENTIAL NEW-CONSTRUCTION

Residential new construction permits comprised approximately 7.4 percent of the total number of permits issued in 2017, increasing from 3.3 percent in 2016. The total number of residential new construction permits increased 43.5 percent over the previous year's total, from 361 to 518 total permits.

Residential building activity remained high for the North and Southwest Sectors of the City in 2017 where 91.0 percent (465 permits) of the single family new construction permits were located, totaling over \$115 million in valuation. Along with single family new construction, the East Sector saw five multi-family new construction permits valued at \$6,382,718 total. The Central and Southeast Sectors each saw one multi-family new construction permit, valued at \$28,814,000 and \$13,395,041, respectively.

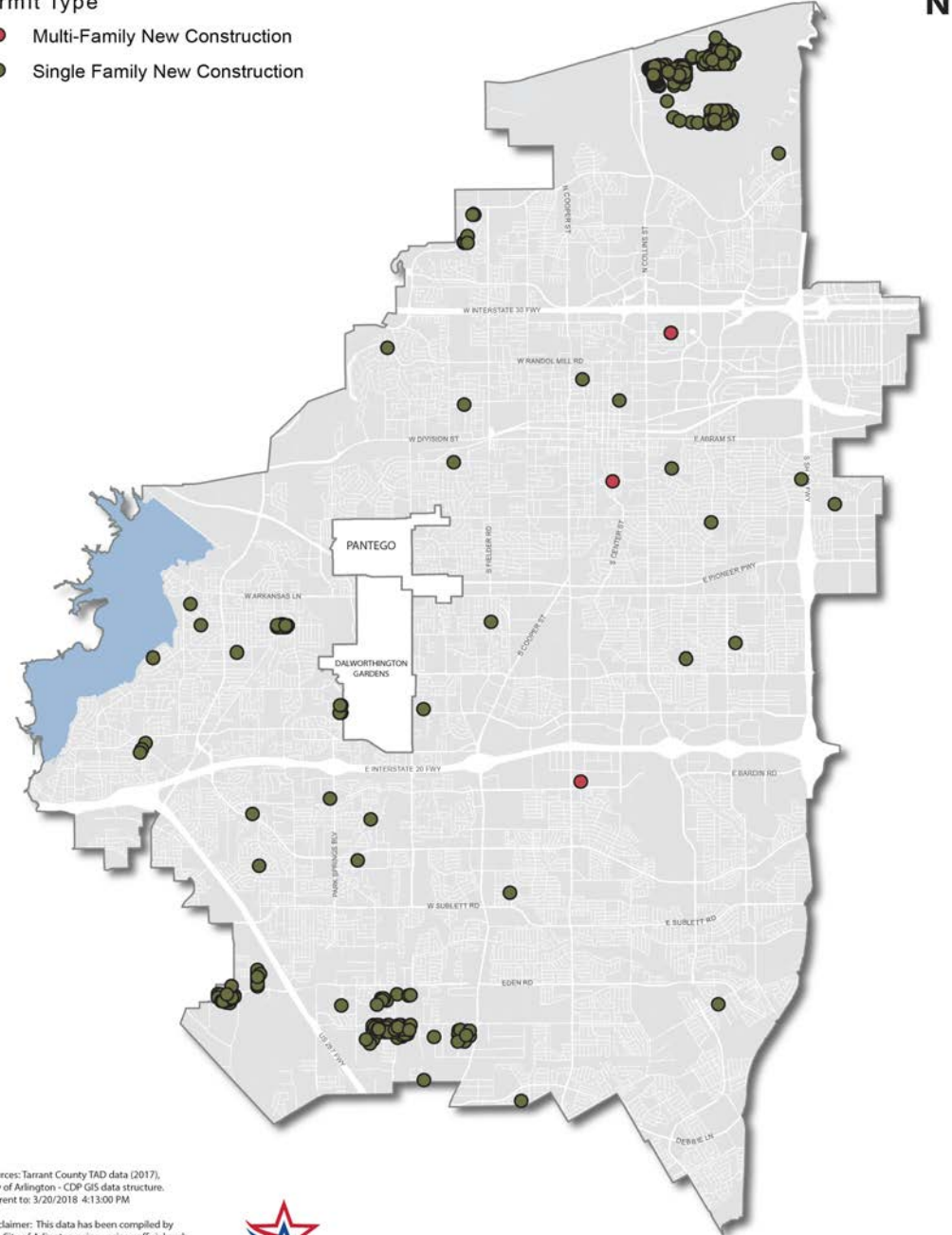
AVERAGE VALUE OF RESIDENTIAL NEW-CONSTRUCTION PERMITS BY PLANNING SECTOR, 2017



Source: City of Arlington, Community Development & Planning

Permit Type

- Multi-Family New Construction
- Single Family New Construction



Sources: Tarrant County TAD data (2017),
City of Arlington - CDP GIS data structure.
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LARGEST NON-RESIDENTIAL NEW CONSTRUCTION VALUES, 2017

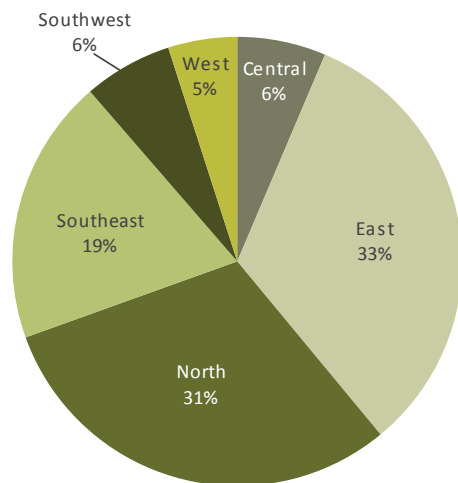
Address	Sector	Value	Description
734 Stadium Drive	East	\$850,000,000	Indoor/Outdoor Sport Complex
1650 E Randol Mill Road	East	\$50,000,000	Restaurant
2919 E Division Street	East	\$33,748,272	Manufacturing
2251 E Bardin Road	Southeast	\$23,862,684	Warehouse Distribution
4101 Research Boulevard	East	\$19,542,700	Warehouse Distribution
7810 S Collins Street	Southeast	\$12,475,000	School (ISD)
1600 E Randol Mill Road	East	\$7,000,000	Hotel/Motel
804 N Collins Street	Central	\$6,490,855	Business Office
115 Dividend Court	West	\$5,700,000	Warehousing/Storage
3750 S Watson Road	East	\$5,478,412	Warehousing/Storage
TOTAL		\$1,014,297,923	

Source: City of Arlington, Community Development & Planning

On average, the value of a single family residential new construction permit in 2017 was \$250,706, decreasing 1.8 percent from 2016. Total multi-family new construction permit value decreased 20.1 percent between 2016 and 2017 to nearly \$48,591,759. A significant portion of the total value of residential new construction permits came from both single family development in Viridian (North Sector), multi-family development in the Central, East, and Southeast Sectors and single family construction in the Southwest Sector.

SHARE OF NON-RESIDENTIAL NEW-CONSTRUCTION PERMITS BY PLANNING SECTOR, 2017

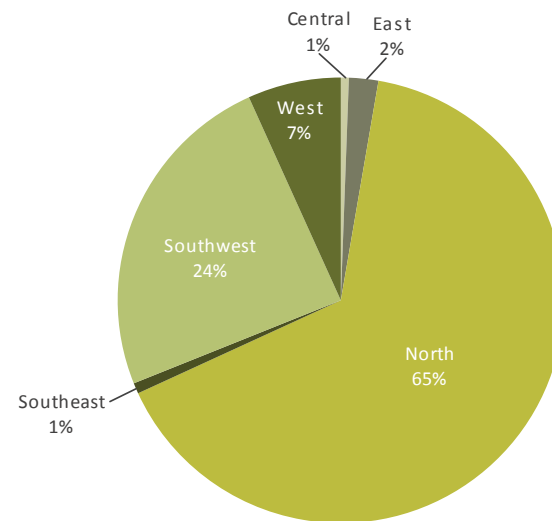
Sector	Number	Total Value	Average Value
Central	9	\$7,938,252	\$882,028
East	46	\$992,034,055	\$21,565,958
North	43	\$9,096,280	\$211,541
Southeast	27	\$53,735,371	\$1,990,199
Southwest	9	\$2,041,656	\$226,851
West	7	\$10,312,382	\$1,473,197
Total	141	\$1,075,157,996	\$7,625,234



Source: City of Arlington, Community Development & Planning

SHARE OF RESIDENTIAL NEW-CONSTRUCTION PERMITS BY PLANNING SECTOR, 2017

Sector	Number	Total Value	Average Value
Central	3	\$29,004,000	\$9,668,000
East	11	\$7,147,718	\$649,793
North	339	\$79,013,615	\$233,079
Southeast	4	\$13,983,551	\$3,495,888
Southwest	126	\$36,302,961	\$288,119
West	35	\$11,250,796	\$321,451
Total	518	\$176,702,641	\$341,125



Source: City of Arlington, Community Development & Planning

ZONING

CURRENT CONDITIONS

In keeping with the historic trend, 63 percent of the land in Arlington was zoned for residential use in 2017, with Single-Family districts comprising the vast majority (48.2 percent) of the total zoned area. The remaining area was comprised of Multi-Family, Manufactured Housing, Residential Estate and Village on the Green at Tierra Verde zoning districts. The West Planning Sector retained the highest proportion of Single Family acreage for any Sector in the City at approximately 70.4 percent.

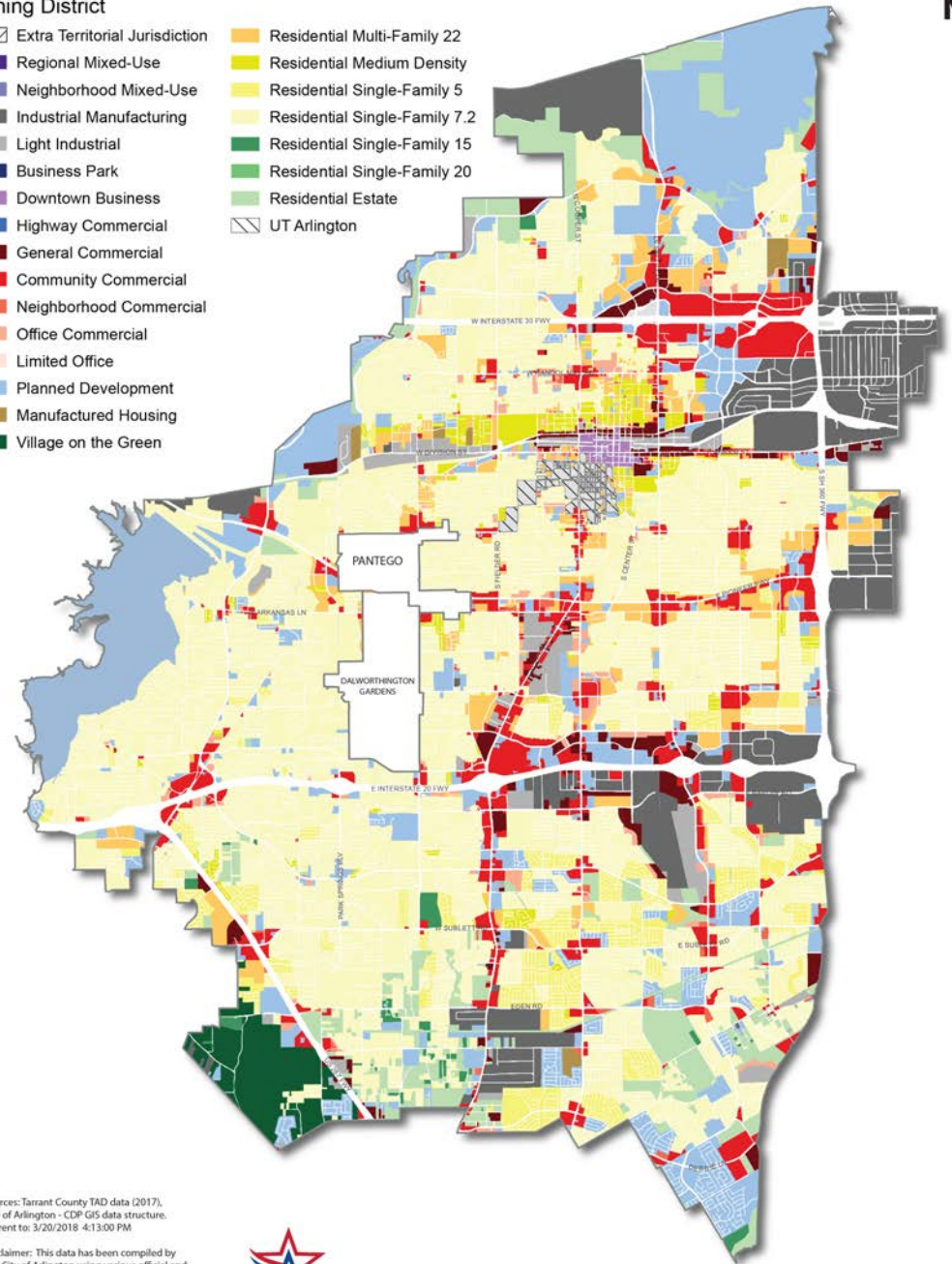
Following Single-Family, Industrial districts (including Light Industrial and Industrial Manufacturing) and Planned Development (PD) districts account for more than a quarter of zoned acreage within the City. Of the two district groups, PD accounted for 13.6 percent of all total zoned acreage within the City while the combined industrial districts (IM and LI) comprised 12.0 percent. It should be noted that land zoned as PD allows for both residential and non-residential uses.

Approximately 26.2 percent of the City's combined industrially zoned land remained located in the East Sector of the City (which, as the second largest Sector in the City, represents about 20 percent of the City's total land area). This reflects the concentration of manufacturing and warehouse development associated with the Great Southwest Industrial District and the General Motors plant. Commercial zoning districts (Community Commercial, General Commercial, Neighborhood Commercial, and Office Commercial districts) followed the residential and industrial zoning district groups in terms of the total zoned acreage within the City of Arlington with an overall share of 10.6 percent.

Following the June 2014 adoption of the new Unified Development Code (UDC), previously existing zoning categories transitioned to new district classification on July 10, 2014.

Zoning District

- | | |
|--------------------------------|-------------------------------|
| Extra Territorial Jurisdiction | Residential Multi-Family 22 |
| Regional Mixed-Use | Residential Medium Density |
| Neighborhood Mixed-Use | Residential Single-Family 5 |
| Industrial Manufacturing | Residential Single-Family 7.2 |
| Light Industrial | Residential Single-Family 15 |
| Business Park | Residential Single-Family 20 |
| Downtown Business | Residential Estate |
| Highway Commercial | UT Arlington |
| General Commercial | |
| Community Commercial | |
| Neighborhood Commercial | |
| Office Commercial | |
| Limited Office | |
| Planned Development | |
| Manufactured Housing | |
| Village on the Green | |



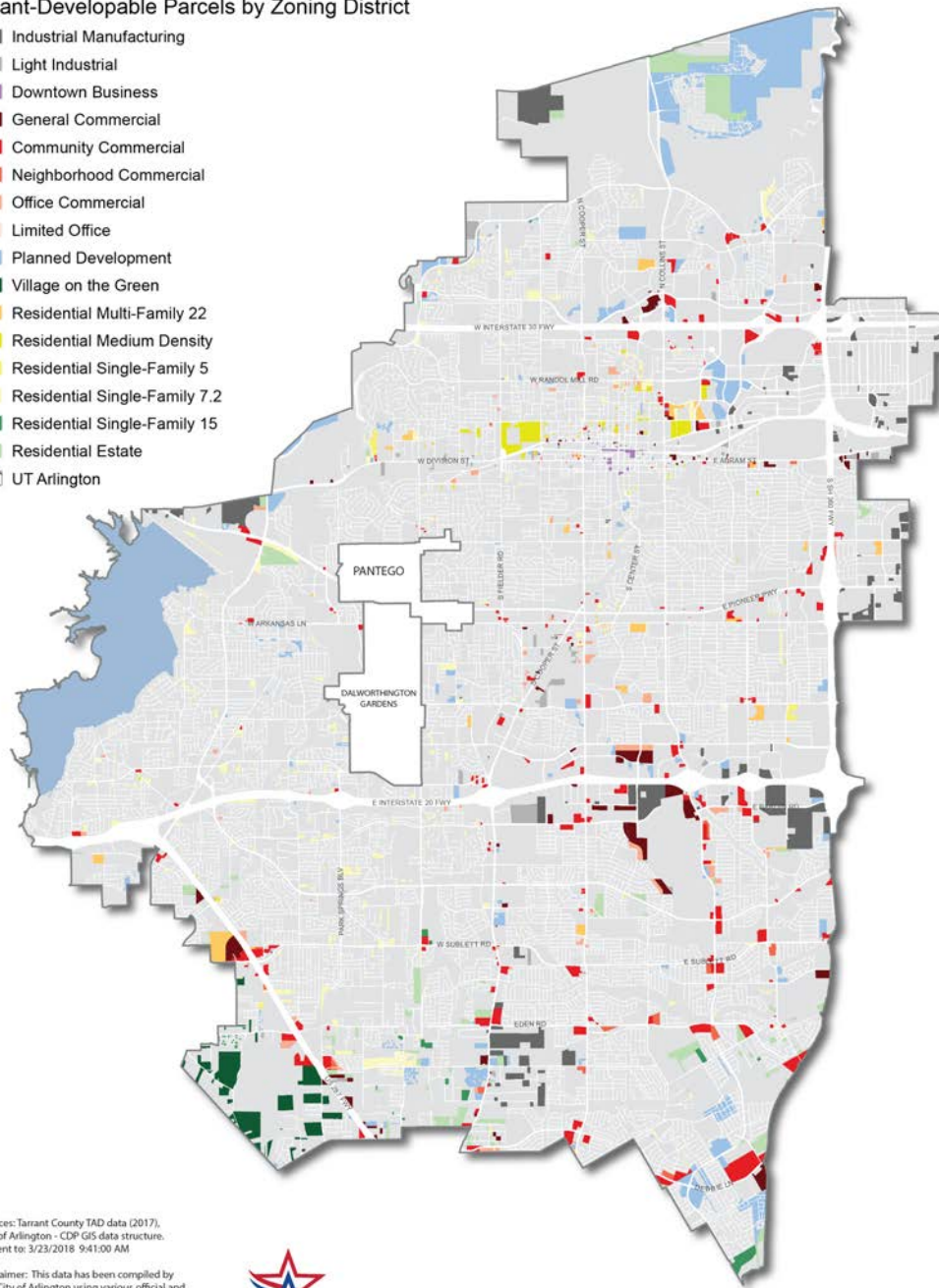
Sources: Tarrant County TAD data (2017),
City of Arlington - CDP GIS data structure.
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Disclaimer: This data has been compiled by
The City of Arlington using various official and
unofficial sources. Although every effort was
made to ensure the accuracy of this data, no
such guarantee is given or implied.



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Vacant-Developable Parcels by Zoning District

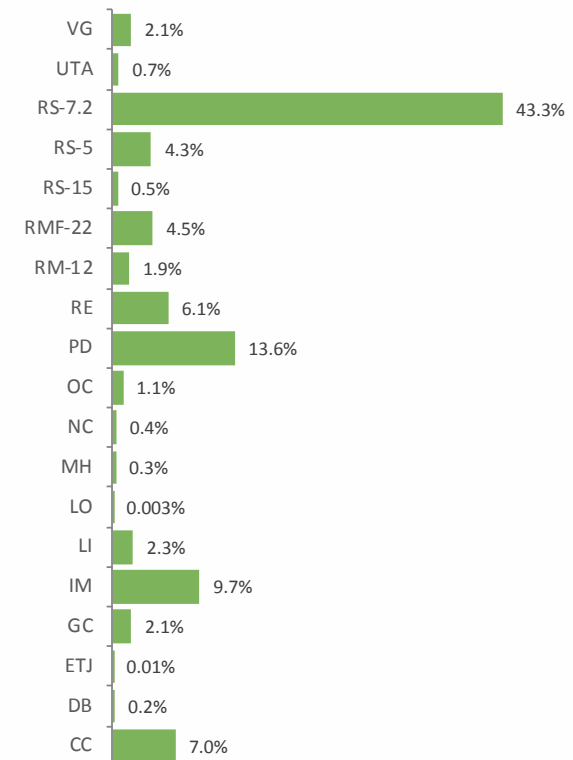


A number of zoning district categories are not yet represented in the zoning map but are available for future classification. These districts include Regional Mixed-Use, Neighborhood Mixed-Use, Business Park, Highway Commercial, and Residential Single-Family 20 zoning districts.

VACANT LAND

Vacant-developable parcels account for 5809.0 acres of zoned land in Arlington. Of these parcels, 1,918.6 acres remained located within residential zoning districts. Approximately 22.7 percent of land zoned for Planned Development (PD) was classified as vacant-developable. Vacant-developable land is scattered throughout Arlington.

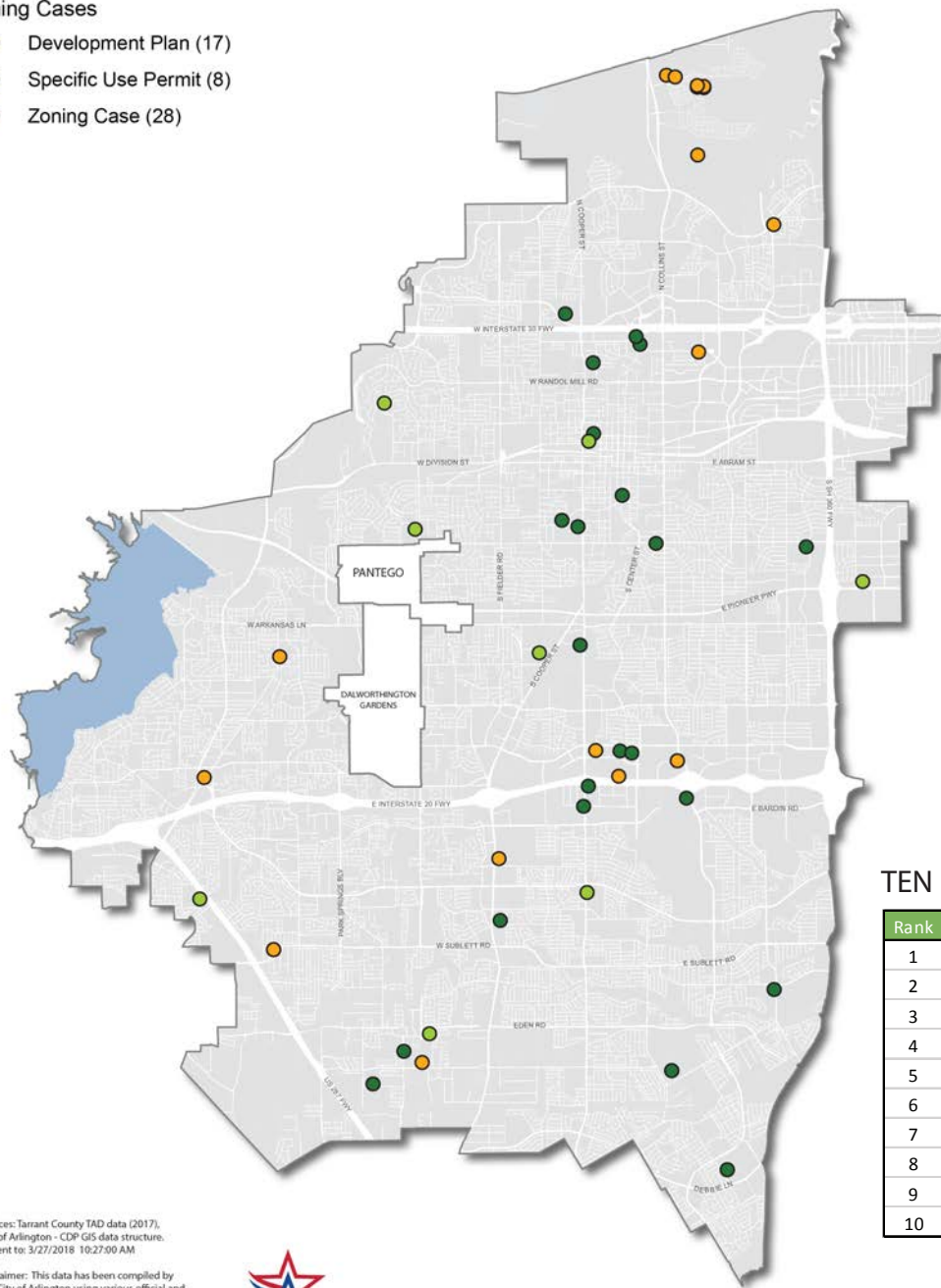
SHARE OF LAND BY ZONING CATEGORY, 2017



Source: City of Arlington, Community Development & Planning

Zoning Cases

- Development Plan (17)
- Specific Use Permit (8)
- Zoning Case (28)



ZONING ACTIVITY

Following the adoption of the Unified Development Code (UDC) in 2014, the Alternative Equivalent Compliance (AEC) process 10.4.22 was adopted. The AEC process allows staff to deviate from a number of UDC sections focusing on landscaping, design standards, transportation/connectivity, and many more without the need for approval from the Planning and Zoning Commission and City Council. The remaining zoning processes were retained.

In 2017, 53 requests totaling approximately 484.8 acres were received for Zoning Cases, Development Plans, and Specific Use Permits. There were 28 requests for zoning changes (237.4 acres), 17 development plans (225.9 acres), and eight Specific Use Permits (SUP) (21.4 acres) submitted in 2017. Of the 17 development plans, 15 were handled administratively (46.1 acres), and 2 were submitted for consideration to City Council.

TEN LARGEST ZONING CASES BY ACREAGE

Rank	Quarter	Sector	Case Number	From	To	Acres	City Council Action	Received
1	2	North	DP07-5R4-DP7	PD	PD	141.2	Approved	5/12/2017
2	1	Southeast	PD17-1	RE	PD	61.3	Application Review	2/10/2017
3	3	Southeast	PD17-13	RE	PD	61.3	Awaiting Council	8/14/2017
4	1	North	PD07-5R4-DP6	PD	PD	38.6	Approved	3/6/2017
5	3	East	ZA17-5	GC:OC	GC	24.1	Awaiting P & Z	9/27/2017
6	2	East	PD16-15-AC1	CC	PD	15.6	Approved	5/31/2017
7	2	North	PD15-11R1	PD	PD	13.8	Application Review	5/23/2017
8	3	Southeast	PD17-15	PD	PD	12.0	Application Review	8/11/2017
9	1	Central	PD17-6	CC	CC	9.2	Approved	3/10/2017
10	2	Southeast	PD17-7	CC	PD	7.0	Approved	4/19/2017

Source: City of Arlington, Community Development & Planning

Of the eight SUPs submitted in 2017, two are under application review, two were approved, two are awaiting Planning and Zoning Commission review and one is awaiting Council review. One of the SUPs included a zoning amendment. Of the 53 total requests for zoning changes, development plans, and SUPs:

- 11 cases were approved;
- 1 case was withdrawn;
- 35 cases were still under review;
- 1 case was denied; and,
- 5 cases are awaiting City Council or the Planning and Zoning Commission

RELATED ACTIVITY

Three gas well permits were issued in 2017, a decrease from the 2016 total of 11 permits.



SHARE OF LAND BY ZONING CATEGORY AND PLANNING SECTOR, 2017

Zoning District	North	West	Central	East	Southwest	Southeast	Share
CC	6.1%	5.0%	7.1%	12.5%	3.6%	7.1%	7.0%
DB	0.0%	0.0%	3.8%	0.0%	0.0%	0.0%	0.2%
ETJ	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.01%
GC	2.0%	1.0%	4.6%	2.9%	1.1%	2.8%	2.1%
IM	9.9%	1.3%	0.0%	23.9%	1.1%	14.0%	9.7%
LI	0.6%	3.9%	2.3%	2.3%	0.5%	3.3%	2.3%
LO	0.0%	0.006%	0.014%	0.0%	0.0%	0.005%	0.003%
MH	0.8%	0.5%	0.0%	0.0%	0.0%	0.4%	0.3%
NC	0.1%	0.3%	0.9%	0.4%	0.2%	0.6%	0.4%
OC	0.5%	0.9%	4.4%	1.3%	0.7%	1.2%	1.1%
PD	36.1%	8.8%	4.8%	8.6%	7.6%	12.6%	13.6%
RE	12.6%	1.6%	0.0%	0.2%	8.9%	10.9%	6.1%
RM-12	0.2%	2.1%	15.4%	1.6%	0.6%	0.6%	1.9%
RMF-22	5.1%	4.3%	7.1%	8.0%	2.5%	1.5%	4.5%
RS-15	0.4%	0.0%	0.0%	0.0%	2.3%	0.4%	0.5%
RS-5	0.1%	0.9%	0.0%	2.2%	4.9%	13.7%	4.3%
RS-7.2	25.5%	69.4%	37.0%	36.1%	53.7%	30.8%	43.3%
UTA	0.0%	0.0%	12.6%	0.0%	0.0%	0.0%	0.7%
VG	0.0%	0.0%	0.0%	0.0%	12.4%	0.0%	2.1%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

TOTAL ACREAGE BY ZONING DISTRICT AND PLANNING SECTOR, 2017

Zoning District	North	West	Central	East	Southwest	Southeast	Total
CC	502.9	535.7	196.0	1,256.0	300.8	741.3	3,532.7
DB	0.0	0.0	105.8	0.0	0.0	0.0	105.8
ETJ	6.5	0.0	0.0	0.0	0.0	0.0	6.5
GC	162.8	104.8	125.6	287.2	88.9	291.6	1,060.9
IM	813.3	137.5	0.0	2,409.6	89.9	1,471.2	4,921.5
LI	50.1	419.1	63.3	227.9	40.8	350.9	1,152.1
LO	0.0	0.6	0.4	0.0	0.0	0.5	1.5
MH	67.9	57.0	0.0	0.0	0.0	39.9	164.8
NC	8.1	31.7	25.7	38.7	19.8	66.5	190.5
OC	38.7	102.1	120.5	128.5	55.9	129.0	574.7
PD	2,977.0	948.1	133.5	868.7	643.0	1,317.9	6,888.2
RE	1,042.6	168.2	0.0	23.2	746.3	1,139.6	3,119.9
RM-12	16.0	221.7	424.3	161.7	51.9	66.0	941.6
RMF-22	420.3	466.5	195.9	805.2	211.4	161.9	2,261.2
RS-15	29.1	0.0	0.0	0.0	195.7	43.3	268.1
RS-5	8.2	101.4	0.0	225.0	414.0	1,431.1	2,179.7
RS-7.2	2,099.5	7,488.7	1,020.0	3,629.9	4,520.4	3,229.3	21,987.8
UTA	0.0	0.0	348.0	0.0	0.0	0.0	348.0
VG	0.0	0.0	0.0	0.0	1,041.2	0.0	1,041.2
Total	8,243.0	10,783.1	2,759.0	10,061.6	8,420.0	10,480.0	50,746.7

Source: City of Arlington, Community Development & Planning

PLATTING

HISTORIC TRENDS

Registered plats provide another indicator of development activity within the City. Plats are subdivided or combined to accommodate new growth and a changing economic landscape. The incorporation of final, minor, and combination plats create new lots within the City.

Post-recession Arlington is demonstrating a steady development trend, averaging over 43 cases per year since 2013. Continuing a five-year trend, replats comprised the majority of platting cases filed with the City in 2017; however, such activity remains indicative of a stable community nearing build-out.

CURRENT CONDITIONS

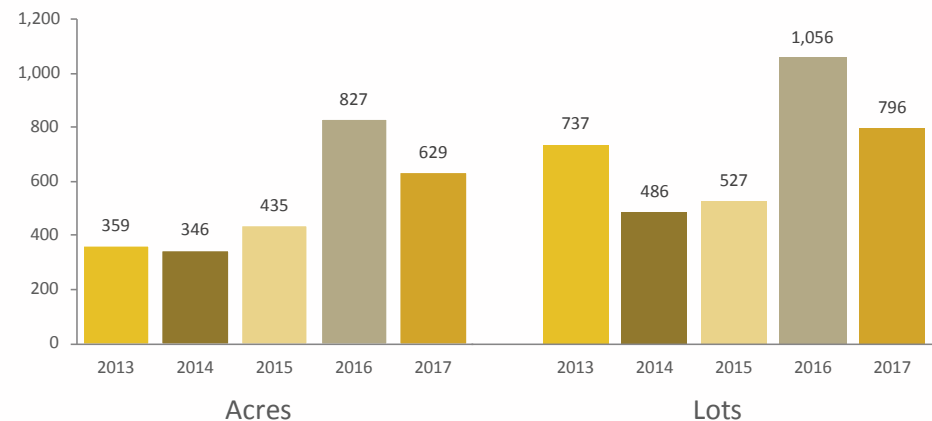
Between 2016 and 2017, the number of platted lots decreased by 24.6 percent, and the number of acres platted decreased by 23.9 percent. Four development efforts comprised more than two thirds of the total number of platted lots in 2017: Viridian Village (173 lots), Ballweg (155 lots), Twin Hills (125 lots) and Southwind Meadows (100 lots).

LARGEST PLATS BY ACREAGE, 2017

Plat Name	Plat Type	Acreage	No of Lots	Sector
Ditto Golf Course Addition Lot 1 Block 1	Minor	160.9	1	North
Arlington Logistics Center Lot 1R Block 1	Replat	80.5	1	East
Ballweg Addition Phase 1	Final	40.6	155	Southeast
Viridian Village 2F	Final	30.7	173	North
Southwind Meadows Phase 1	Final	29.1	100	Southeast
Twin Hills Phase 2	final	28.4	125	Southwest
W D Lacy Addition Lots 1R & 2R Block 4	Replat	21.6	2	Southeast
Viridian Profesional Office Park Lots 1-11	Final	15.4	11	North
Arlington Commerce Center Lot 4 Block 3 Phase 3	Final	13.6	1	Southeast
Hollendale No. 5 Addition Lots 5 & 6R, Block 17	Replat	12.6	2	East

Source: City of Arlington, Community Development & Planning

PLATTING ACTIVITY, 2017



Source: City of Arlington, Community Development & Planning

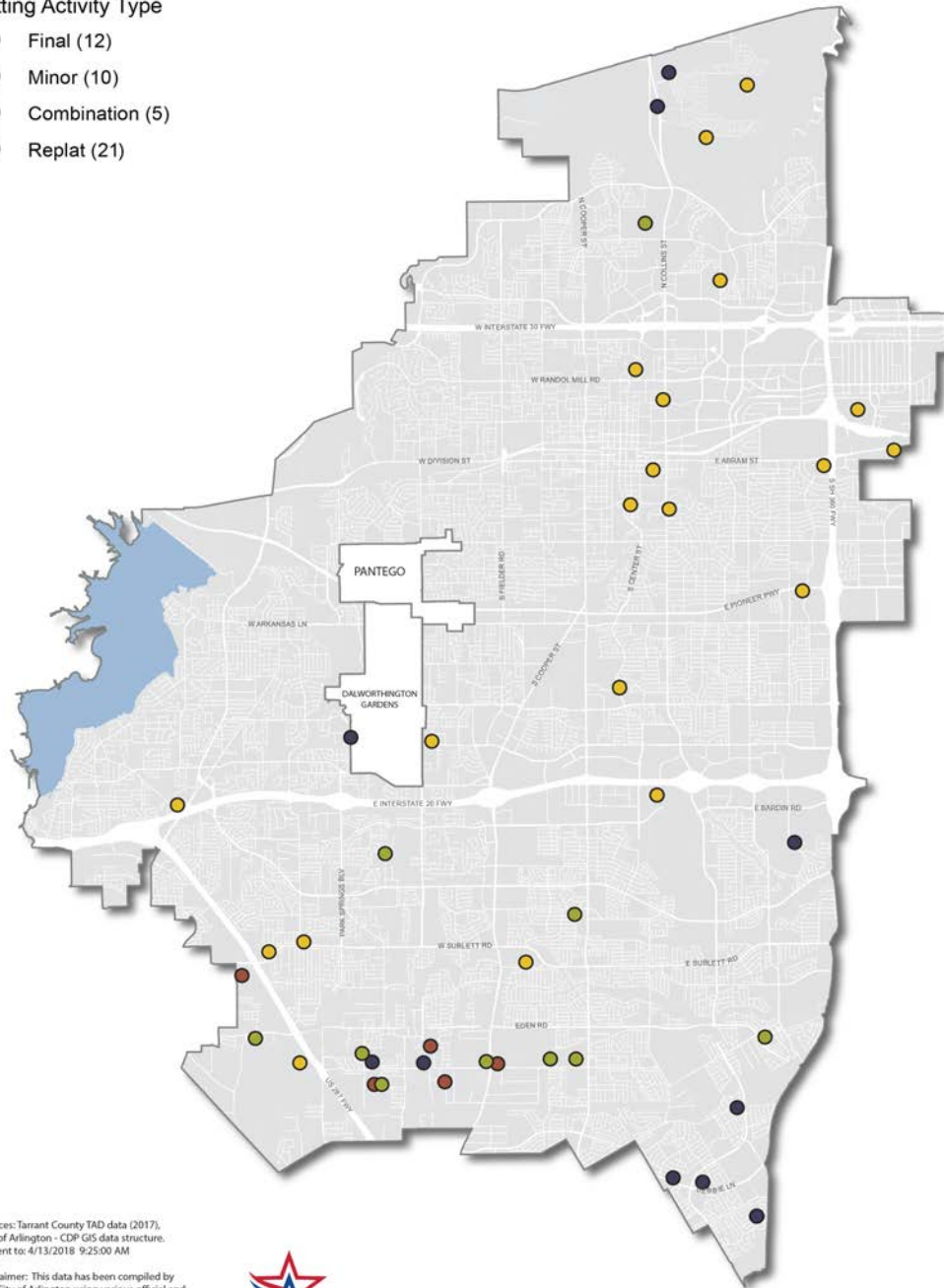
PLATTING BY TYPE 2013-2017

Plat Type	2013			2014			2015			2016			2017		
	Cases	Lots	Acres	Cases	Lots	Acres	Cases	Lots	Acres	Cases	Lots	Acres	Cases	Lots	Acres
Final	5	404	88	9	406	156	8	358	84	10	735	611	12	733	209
Minor	6	6	14	6	9	39	13	20	39	9	15	17	10	13	218
Combination	0	0	0	1	1	4	2	5	96	3	3	58	5	7	21
Replat	24	327	257	19	70	147	30	139	215	22	303	141	21	43	181
Vacated	0	0	0	0	0	0	2	5	1	0	0	0	0	0	0
Total	35	737	359	35	486	346	55	527	435	44	1056	827	48	796	629

Source: City of Arlington, Community Development & Planning

Platting Activity Type

- Final (12)
- Minor (10)
- Combination (5)
- Replat (21)



Plats filed in 2017 included 796 lots on approximately 629 acres. The City's North Sector accounted for 35.0 percent of the total plated acreage (220 acres), followed closely by the Southeast Sector with 30.4 percent (191 acres). The East and Southwest Sectors accounted for a combined 32.0 percent of plated acreage while the remaining Central and West Sectors experienced around three percent of the total plated acreage.

FILED PLATS BY PLANNING SECTOR, 2017

Sector	Plats	Acres	Lot
Central	4	8	5
East	7	109	11
West	3	7	20
Southwest	14	94	172
Southeast	14	191	388
North	6	220	200
Total	48	629	796

Source: City of Arlington, Community Development & Planning



LAND USE

LAND USE CHARACTERISTICS

Arlington encompasses approximately 99 square miles or roughly 64,000 acres. As of 2017, 43,470.4 acres of the City were developed and an additional 11,012.9 acres were used for roadways and transportation facilities. About 11.5 percent of City's land is considered vacant and developable.

LAND USE CHARACTERISTICS, 2017

Land Use Categories	Area (acres)	Share (%)
Vacant-Undevelopable	1,337.1	2.6%
Vacant-Developable	5,826.5	11.5%
Single Family	22,061.8	43.6%
Multi-Family	2,329.4	4.6%
Office	1,046.7	2.1%
Institutional	4,159.6	8.2%
Entertainment/Recreation	1,394.5	2.8%
Commercial/Retail	3,251.7	6.4%
Transportation/Utilities/Communication	2,464.8	4.9%
Manufacturing/Warehouse/Industrial	2,831.5	5.6%
Park/Open	3,927.2	7.8%
Mixed Use	3.2	0.01%
Total	50,634.0	100.0%
City Land Total	63,604.1	
Arlington Lake Area	1,957.2	
Roadway	11,012.9	

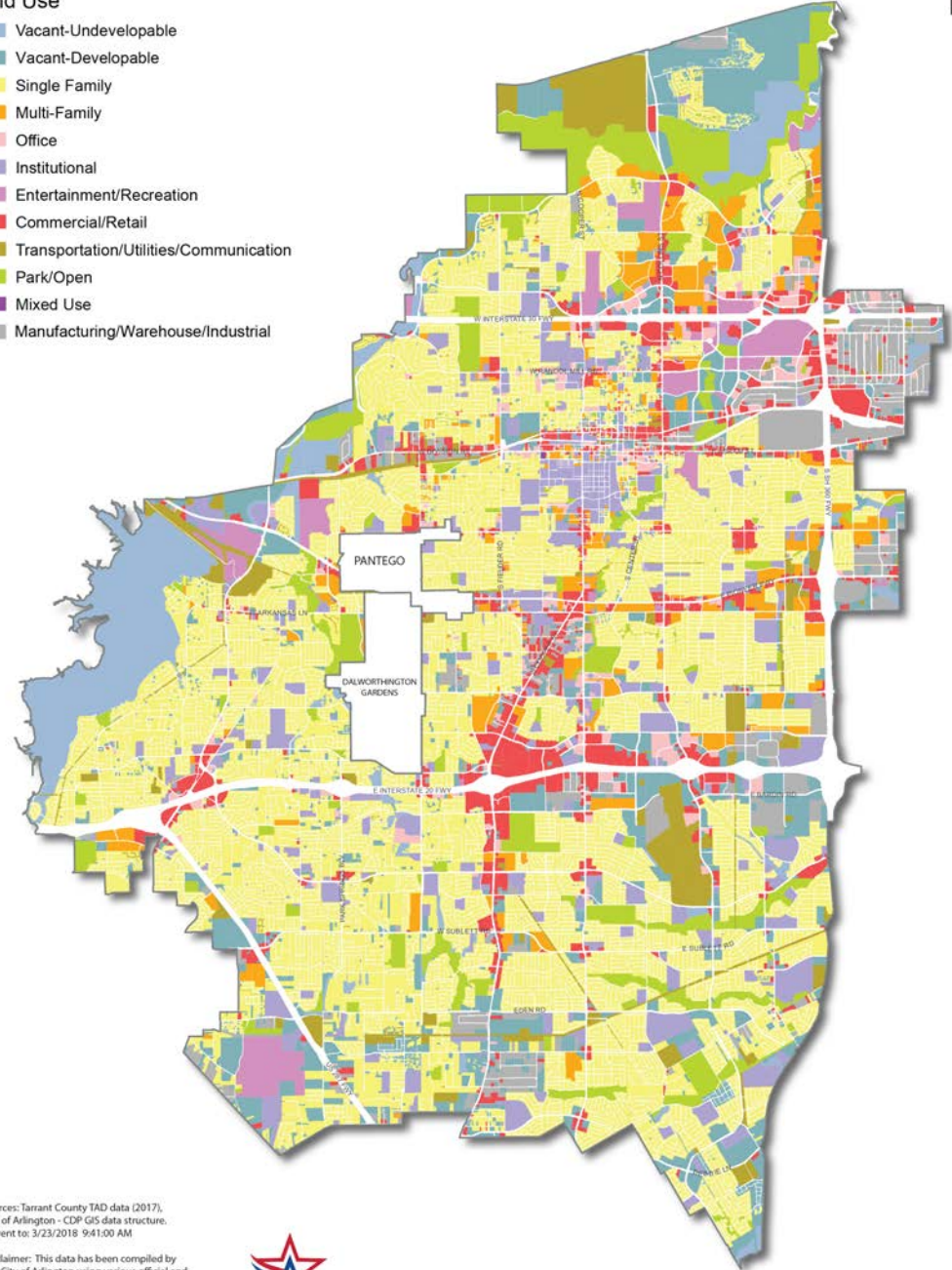
Source: City of Arlington, Community Development & Planning

LAND USE AUDIT

In late 2016, a land use audit was performed in order to validate the current land use layer. Using the latest available aerial photography, tax parcel information, and land use data, the entire city was reviewed parcel by parcel, and when appropriate, revised to represent its current land use. The Land Use map included in this document reflects the updated land use as well as any changes made since the audit.

Land Use

- Vacant-Undevelopable
- Vacant-Developable
- Single Family
- Multi-Family
- Office
- Institutional
- Entertainment/Recreation
- Commercial/Retail
- Transportation/Utilities/Communication
- Park/Open
- Mixed Use
- Manufacturing/Warehouse/Industrial



Sources: Tarrant County TAD data (2017),
City of Arlington - CDP GIS data structure.
Current to: 3/23/2018 9:41:00 AM

Disclaimer: This data has been compiled by
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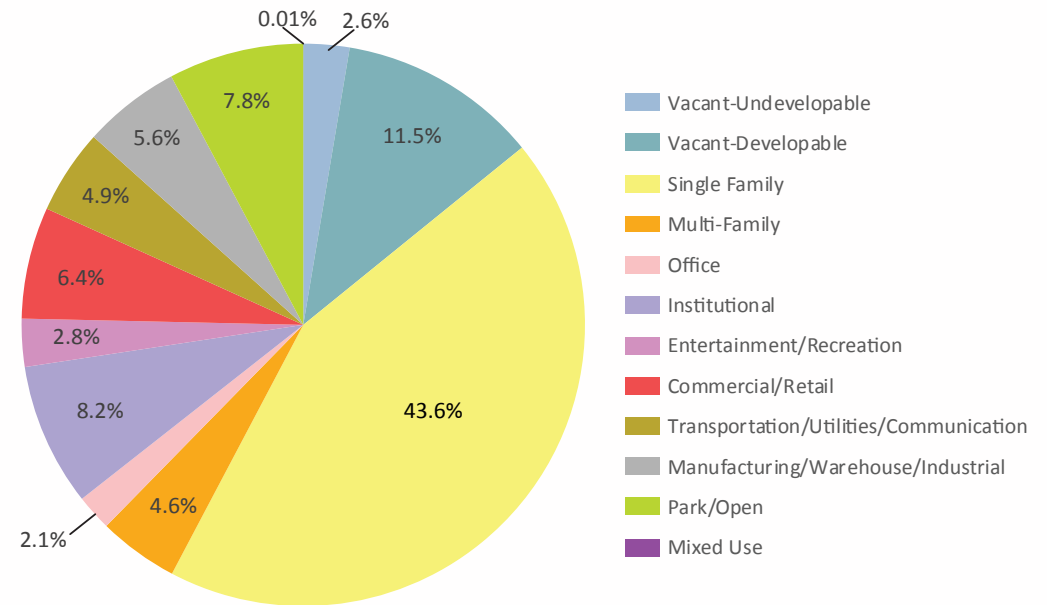
GENERAL LAND USE

The largest portion of Arlington's land area was devoted to Single Family land use in 2017 with 43.6 percent of the total land area. Single family residential development in the West Planning Sector alone accounted for 12.4 percent of the City's total land area with the Southwest and Southeast Sectors close behind with 9.7 and 9.1 percent.

Land devoted to Multi-Family uses was concentrated primarily in the North and East Sectors, with multi-family land comprising at 8.9 and 7.4 percent of total land in those Sectors, respectively. The North and East Sectors contain 63.1 percent of the City's total acreage of multi-family development. The East Sector also contained the largest share of the City's Manufacturing/Warehouse/Industrial and Commercial/Retail uses at 56.1 percent and 39.8 percent, respectively.

Other significant land use concentrations, specifically Parks/Open space, occurred in the North Sector, reflecting the location of River Legacy Park, though parkland is also spread throughout the City through the linear park system. Manufacturing/Warehouse/ Industrial land, though spread throughout the City, was particularly concentrated in the City's East Sector, reflecting the location of the Great Southwest Industrial District.

LAND USE SHARE, 2017



Source: City of Arlington, Community Development & Planning

LAND USE BY SECTOR, 2017

Land Use Categories	North	West	Central	East	Southwest	Southeast	Total
Vacant-Undevelopable	524.0	443.8	3.1	113.3	132.3	120.6	1,337.1
Vacant-Developable	1,545.6	577.5	235.4	816.8	1,035.4	1,615.8	5,826.5
Single Family	1,969.8	6,258.9	990.5	3,293.9	4,921.0	4,627.7	22,061.8
Multi-Family	727.7	338.8	144.3	743.0	206.7	168.9	2,329.4
Office	156.1	126.4	172.3	406.4	89.8	95.7	1,046.7
Institutional	215.4	797.9	809.2	732.5	600.9	1,003.7	4,159.6
Entertainment/Recreation	333.0	291.7	1.5	445.9	322.4	0.0	1,394.5
Commercial/Retail	291.8	587.9	276.6	1,293.1	278.1	524.2	3,251.7
Transportation/Utilities/Communication	729.2	475.4	27.3	303.5	181.0	748.4	2,464.8
Manufacturing/Warehouse/Industrial	122.5	249.3	19.4	1,592.9	237.2	610.2	2,831.5
Park/Open	1,541.0	645.9	80.5	335.8	390.0	934.0	3,927.2
Mixed Use	0.0	0.0	3.2	0.0	0.0	0.0	3.2
	8,156.1	10,793.5	2,763.3	10,077.1	8,394.8	10,449.2	50,634.0

Source: City of Arlington, Community Development & Planning

TRANSPORTATION

ROAD TRAFFIC

City wide growth yield increased traffic volumes on many of Arlington's major thoroughfares as well as local streets. The map on the following page details vehicle counts along street segments during a metered 24-hour period.

The Department of Public Works and Transportation counts traffic on Arlington streets on individual road segments using mechanical counters. Every effort is made to keep data current on road volumes, but every street is not visited every year, and different areas of the City are measured at different times throughout the year.

Of the road segments counted in 2017, the most traveled segment was Cooper Street between Bardin Road and New Center Drive. The remaining top-traveled road segments occurred along Matlock Road, Collins Street and Pioneer Parkway. On average, traffic volume increased by 19.4 percent from the City's top ten most traveled road segments in 2016. Eight out of the top ten traveled road segments from 2016 remained within the top ten in 2017, with minor shuffling of order.

TOP TEN ROAD SEGMENTS BY VOLUME, 2017

Rank	Street Name	From	To	TOTAL
1	Cooper	Bardin	New Center	74,589
2	Cooper	Pleasant Ridge	Arbrook	74,035
3	Cooper	Colorado	Secretary	67,087
4	Cooper	Wimbledon	Oak Village	64,022
5	Cooper	Inwood	Lynda	63,576
6	Cooper	Station	Colorado	63,003
7	Matlock	Stephens	Interstate 20	59,678
8	Matlock	Interstate 20	Highlander	57,416
9	Collins	Lamar	Collins Sb I30 Ewb	57,038
10	Pioneer	Coral	Center	52,361

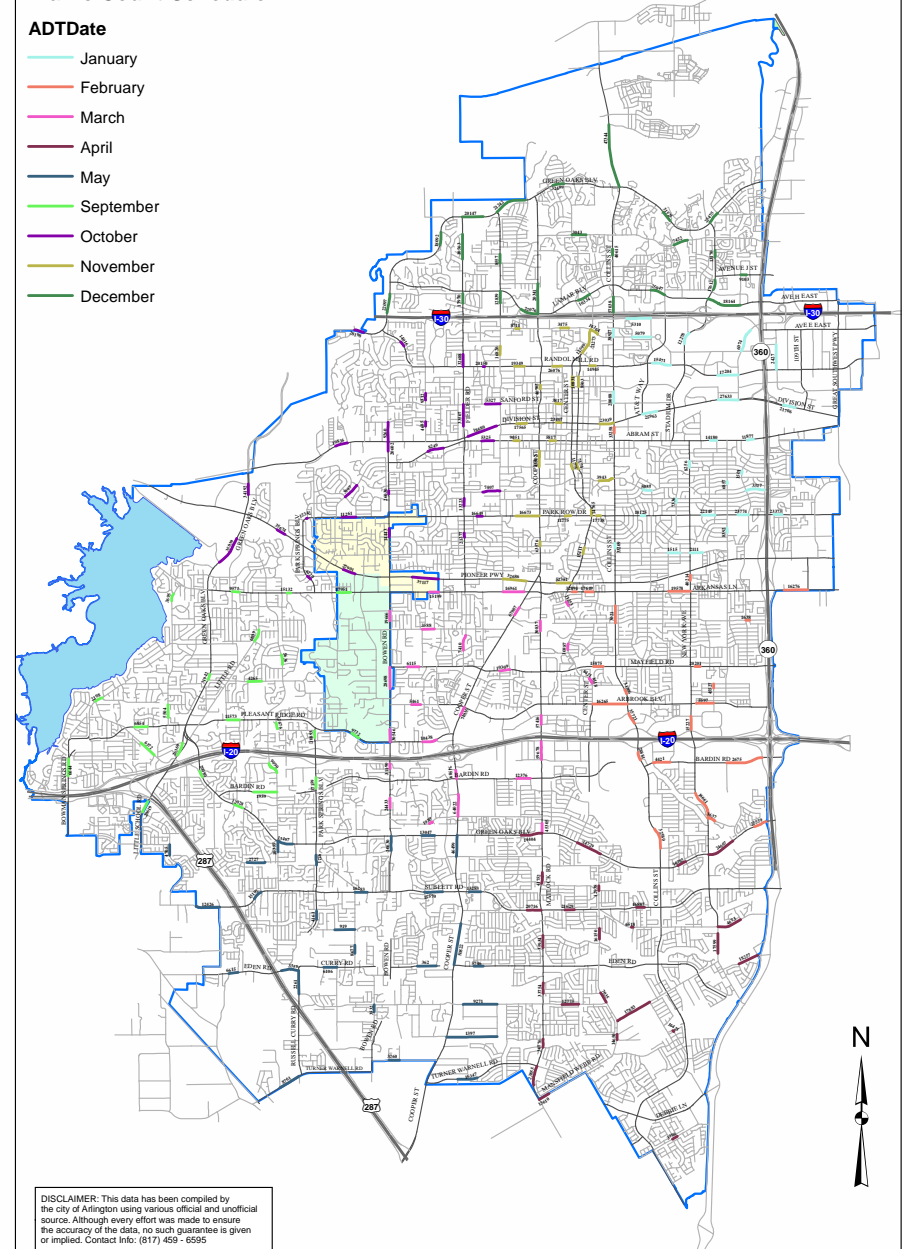
Source: City of Arlington, Department of Public Works and Transportation

Note: All traffic counts are one-time, two-way only traffic counts for a 24-hour period excluding weekends. Traffic on all road segments is not necessarily counted every year.

Traffic Count Schedule

ADT Date

- January
- February
- March
- April
- May
- September
- October
- November
- December



DISCLAIMER: This data has been compiled by the city of Arlington using various official and unofficial sources. Although every effort was made to ensure the accuracy of the data, no such guarantee is given or implied. Contact Info: (817) 459-6595



Traffic Count - 2017

Date: 3/14/2018

1 inch = 6,000 ft.

AIRPORT ACTIVITY

The Arlington Municipal Airport occupies approximately 521 acres between Interstate 20 and Southeast Green Oaks Boulevard, west of South Collins Street. The Federal Aviation Administration (FAA) has designated Arlington Municipal as a “Reliever” airport, a larger general aviation facility that serves to relieve corporate, cargo, and general aviation traffic from commercial service airports such as Dallas-Fort Worth International and Dallas Love Field airports.

Trends in the number of aircraft operations have reflected the national economic climate. The recession in 2009 negatively affected corporate travel and flight school operations, and the general aviation industry was one of the last to emerge from recession. The number of total operations is increasing, topping 91,000 in 2017. Jet operations continue to rise as the Airport sees growth in its corporate and cargo business segments. The airport has seen a recent move to larger aircraft when it comes to cargo operations. Cargo operators have begun to replace their aging fleet of DC-9 aircraft with newer, more efficient Boeing 737 and MD-83 aircraft the airlines are beginning to phase of their operating fleet.

The Airport signed a new 30-year lease agreement with Bell Helicopter Textron in late 2016. Bell’s research and development facility is located on the Airport’s west side. The company recently reconstructed aircraft parking ramps and refurbished high-bay hangars at the facility. Bell Helicopter began testing of the Bell 525 Relentless in 2017, and the new V-280 Valor tiltrotor will begin testing here in 2018.

The growth is largely due to several key improvements that have enhanced aircraft safety and bolstered economic development at the Airport. Since 1986, nearly \$75 million of federal, state, and local funds have been invested in the infrastructure. In 2010, the Airport constructed a new terminal building that houses Airport administration and operations personnel, and seven private-sector businesses. The building was certified by the U.S. Green Building Council as LEED “Gold”, a designation awarded for environmentally-friendly design.



The Instrument Landing System (ILS) was completed in 2013, when the final 1,000 feet of approach lighting was added. The ILS, with a half-mile published minimum visibility, is critical to the Airport's corporate and cargo business segments, allowing operations to continue in poor weather. The Airport also has a comprehensive snow and ice control plan using snow plows, brooms, snow blower, and chemical deicer to maintain runway conditions during winter storms.

A West Parallel Taxiway was constructed in 2012, in preparation for expansion onto the Airport's west side. Completion of Center Street south to Green Oaks Blvd. will provide for vehicle access, making development on the Airport's west side possible.

The Air Traffic Control Tower received the automated flight data system in 2010, and the FAA upgraded the radar system in 2014, installing "STARS". STARS gives Air Traffic Controllers a complete, precise picture of the airspace, enabling them to manage aircraft they are tracking with radar or the satellite-based Automatic Dependent Surveillance-Broadcast (ADS-B). In 2017, the Air Traffic Control Tower positions were upgraded with the latest software in preparation for NextGen, the Next Generation Air Transportation System.

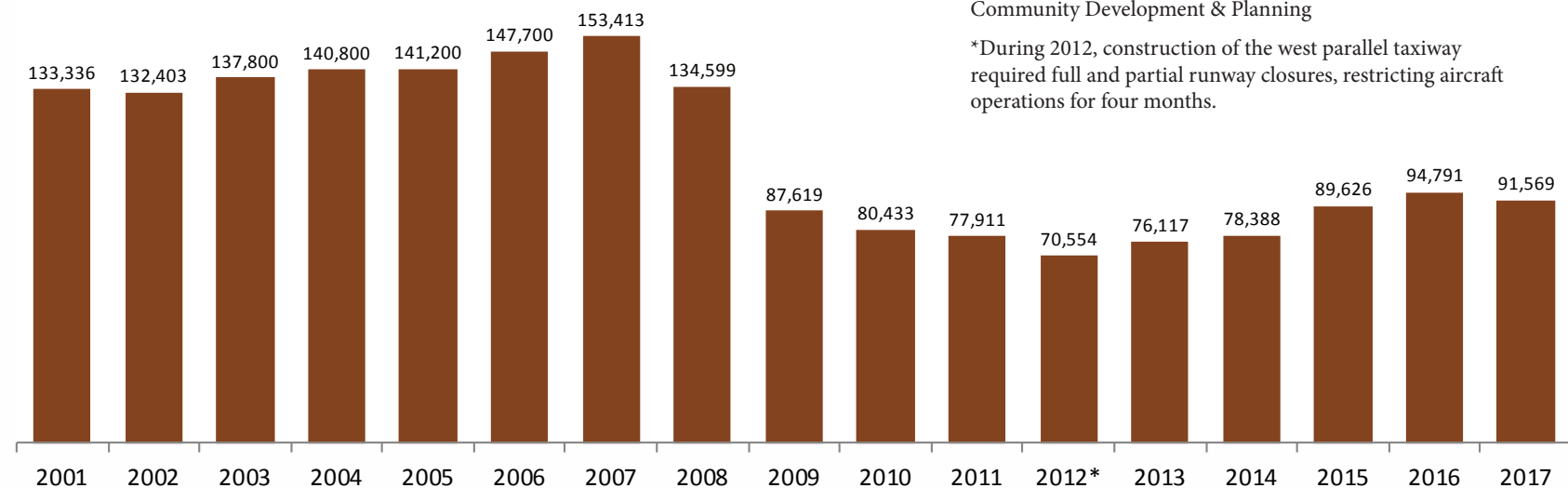
AIRPORT OPERATIONS 2001-2017

Year	Number of Operations	Percent Change from Prior Year
2001	133,336	-6.7%
2002	132,403	-0.7%
2003	137,800	4.1%
2004	140,800	2.2%
2005	141,200	0.3%
2006	147,700	4.6%
2007	153,413	3.9%
2008	134,599	-12.3%
2009	87,619	-34.9%
2010	80,433	-8.2%
2011	77,911	-3.1%
2012*	70,554	-9.4%
2013	76,117	7.9%
2014	78,388	3.0%
2015	89,626	14.3%
2016	94,791	5.8%
2017	91,569	-3.4%

Source: Arlington Municipal Airport, City of Arlington, Community Development & Planning

*During 2012, construction of the west parallel taxiway required full and partial runway closures, restricting aircraft operations for four months.

NUMBER OF OPERATIONS 2001-2017



Source: Arlington Municipal Airport, City of Arlington, Community Development & Planning

APPENDIX A: Housing & Population Methodology

Population growth is calculated from the number of net new dwelling units added to the housing stock. The number of net new dwelling units is derived by subtracting the number of residential units demolished and/or moved out of the City from the number of residential final inspections completed. Based on where final residential inspections and home demolitions are located, we can estimate not only the growth (or decline) in population, but where these changes are happening within the City.

A population multiplier, based on occupancy and average household size for the City of Arlington, is then applied to the number of net new dwelling units to arrive at the number of new residents. The occupancy rates and average household sizes came from estimates from the North Central Texas Council of Governments. In 2011, the Annual Growth Profile was revised back to Census 2010 data, using updated population multipliers.

This estimated population growth is then added (or subtracted) to population totals from the previous year to derive new population estimates for the City as a whole and each planning Sector.

POPULATION GROWTH
= OCCUPANCY RATE *
HOUSEHOLD SIZE * NET NEW
DWELLING UNITS

SINGLE FAMILY OCCUPANCY
RATE: 96.6%

MULTI-FAMILY OCCUPANCY
RATE: 93.0%

SINGLE FAMILY HOUSEHOLD
SIZE: 2.942

MULTI-FAMILY HOUSEHOLD
SIZE: 2.253

Additionally, the number of housing units based on type have been estimated based on the 2006-2010 American

Community Survey (ACS) and the 2010 Census data. These estimated housing units were distributed throughout the City by Sector by applying the ratio of single-family, multi-family, and other housing units from the ACS by Census Tract to the overall number of housing units by Block from the 2010 Census.

Housing Units are divided into the following categories:

Single Family: One structure, attached or detached; Duplexes; Townhomes; Condominiums; Manufactured Housing

Multi-Family: Structures with 3 or more rented units

Other: Boats; RVs

APPENDIX B: Housing & Population Growth

GROWTH BY SECTOR

Sector	2016		Demolition		New Housing		2017	
	Housing Units	Population	Single Family	Multi-Family	Single Family	Multi-Family	Housing Units	Population
Central	9,893	24,148	8	0	5	0	9,890	24,139
East	33,071	92,271	5	0	5	0	33,071	92,271
North	23,148	41,423	0	0	272	0	23,446	42,196
Southeast	27,661	85,337	4	0	6	0	27,663	85,343
Southwest	19,813	50,759	3	0	145	188	20,143	51,556
West	32,949	77,093	1	0	33	0	33,048	77,184
Total	146,535	371,031	21	0	466	188	147,261	372,689

Source: City of Arlington, Community Development & Planning

GROWTH BY QUARTER

1st Quarter	1/1/2017 Population	Demolition		New Housing		Change in Population	3/31/2017 Population
		Single-Family	Multi-Family	Single-Family	Multi-Family		
Central	24,148	4	0	4	0	0	24,148
East	92,271	1	0	2	0	3	92,274
North	41,423	0	0	59	0	168	41,591
Southeast	85,337	0	0	2	0	6	85,343
Southwest	50,759	0	0	46	0	131	50,890
West	77,093	0	0	15	0	43	77,136
Total	371,031	5	0	128	0	351	371,382

Source: City of Arlington, Community Development & Planning

2nd Quarter	4/1/2017 Population	Demolition		New Housing		Change in Population	6/30/2017 Population
		Single-Family	Multi-Family	Single-Family	Multi-Family		
Central	24,148	0	0	0	0	0	24,148
East	92,274	1	0	0	0	-3	92,271
North	41,591	0	0	44	0	125	41,716
Southeast	85,343	0	0	3	0	9	85,351
Southwest	50,890	1	0	37	188	496	51,386
West	77,136	1	0	4	0	9	77,144
Total	371,382	3	0	88	188	634	372,016

3rd Quarter	7/1/2017 Population	Demolition		New Housing		Change in Population	9/30/2017 Population
		Single-Family	Multi-Family	Single-Family	Multi-Family		
Central	24,148	1	0	0	0	-3	24,145
East	92,271	1	0	2	0	3	92,274
North	41,716	0	0	59	0	168	41,883
Southeast	85,351	2	0	1	0	-3	85,348
Southwest	51,386	1	0	40	0	111	51,497
West	77,144	0	0	6	0	17	77,161
Total	372,016	5	0	108	0	292	372,308

4th Quarter	10/1/2017 Population	Demolition		New Housing		Change in Population	12/31/2017 Population
		Single-Family	Multi-Family	Single-Family	Multi-Family		
Central	24,145	3	0	1	0	-6	24,139
East	92,274	2	0	1	0	-3	92,271
North	41,883	0	0	110	0	313	42,196
Southeast	85,348	2	0	0	0	-6	85,343
Southwest	51,497	1	0	22	0	60	51,556
West	77,161	0	0	8	0	23	77,184
Total	372,308	8	0	142	0	381	372,689

APPENDIX C: Total Construction

TOTAL BUILDING PERMITS ISSUED BY CATEGORY, 2016 & 2017

	2016		2017		Annual Change	
	Permits	Value	Permits	Value	Permits	Value
All Residential Permits	9,166	\$243,157,975	5,308	\$229,903,334	-42.1%	-5.5%
All Non-Residential Permits	1,900	\$667,646,131	1,657	\$1,375,577,797	-12.8%	106.0%
Total Building Permits	11,066	\$910,804,106	6,965	\$1,605,481,131	-37.1%	76.3%

Source: City of Arlington, Community Development & Planning

TOTAL BUILDING PERMITS ISSUED, 2016 & 2017

	2016		2017		Annual Change	
	Permits	Value	Permits	Value	Permits	Value
Residential						
New Construction						
Single Family	349	\$88,643,651	511	\$128,110,882	46.4%	44.5%
Multi- Family	12	\$60,837,508	7	\$48,591,759	-41.7%	-20.1%
Other	8,805	\$93,676,816	4,790	\$53,200,693	-45.6%	-43.2%
Non-Residential						
New Construction	164	\$283,879,445	141	\$1,075,157,996	-14.0%	278.7%
Other	1,736	\$383,766,686	1,516	\$300,419,802	-12.7%	-21.7%

Source: City of Arlington, Community Development & Planning

APPENDIX D: Residential New Construction

RESIDENTIAL NEW CONSTRUCTION PERMITS BY MONTH

Month	Single Family		Townhouse		Duplex		Multi-Family		All Permits	
	Permits	Value	Permits	Value	Permits	Value	Permits	Value	Permits	Value
January	41	\$10,845,300	0	\$0	0	\$0	0	\$0	41	\$10,845,300
February	55	\$12,363,143	0	\$0	0	\$0	1	\$28,814,000	56	\$41,177,143
March	41	\$9,989,863	0	\$0	0	\$0	0	\$0	41	\$9,989,863
April	48	\$10,596,001	0	\$0	0	\$0	0	\$0	48	\$10,596,001
May	44	\$11,181,756	0	\$0	0	\$0	0	\$0	44	\$11,181,756
June	63	\$15,483,431	0	\$0	0	\$0	0	\$0	63	\$15,483,431
July	43	\$10,452,470	0	\$0	0	\$0	0	\$0	43	\$10,452,470
August	47	\$12,037,356	0	\$0	0	\$0	0	\$0	47	\$12,037,356
September	49	\$11,101,330	0	\$0	0	\$0	0	\$0	49	\$11,101,330
October	29	\$11,165,795	0	\$0	0	\$0	5	\$6,382,718	34	\$17,548,513
November	27	\$6,078,104	0	\$0	0	\$0	0	\$0	27	\$6,078,104
December	24	\$6,816,333	0	\$0	0	\$0	1	\$13,395,041	25	\$20,211,374
Total	511	\$128,110,882	0	\$0	0	\$0	7	\$48,591,759	518	\$176,702,641

Source: City of Arlington, Community Development & Planning

RESIDENTIAL NEW CONSTRUCTION PERMITS BY PLANNING SECTOR

Sector	Single Family		Townhouse		Duplex		Multi-Family		All Permits	
	Permits	Value	Permits	Value	Permits	Value	Permits	Value	Permits	Value
Central	2	\$190,000	0	\$0	0	\$0	1	\$28,814,000	3	\$29,004,000
East	6	\$765,000	0	\$0	0	\$0	5	\$6,382,718	11	\$7,147,718
North	339	\$79,013,615	0	\$0	0	\$0	0	\$0	339	\$79,013,615
Southeast	3	\$588,510	0	\$0	0	\$0	1	\$13,395,041	4	\$13,983,551
Southwest	126	\$36,302,961	0	\$0	0	\$0	0	\$0	126	\$36,302,961
West	35	\$11,250,796	0	\$0	0	\$0	0	\$0	35	\$11,250,796
Total	511	\$128,110,882	0	\$0	0	\$0	7	\$48,591,759	518	\$176,702,641

Source: City of Arlington, Community Development & Planning

APPENDIX E: Non-Residential New Construction

NON-RESIDENTIAL NEW CONSTRUCTION PERMITS

Month	Permit Type	Main Use	Address	Value	Sector
January	Assembly	Amusement Park	2201 E Road To Six Flags Street Suite 1120	\$900,000	East
January	Educational	School (ISD)	6700 Silo Road	\$10,000	Southeast
January	Factory	Assembly/Disassembly	2540 E Abram Street	\$3,800,000	East
January	Utility & Miscellaneous	Utilities	2300 Wimbledon Drive	\$9,000	Southwest
January	Utility & Miscellaneous	Carports	2100 Southeast Parkway	\$64,000	Southeast
January	Utility & Miscellaneous	Retaining Wall	707 Washington Drive	\$972	North
Sub-Total	6			\$4,783,972	
February	Utility & Miscellaneous	Utilities	407 E South Street	\$2,000	Central
February	Storage	Automobile Sales	1400 W Interstate 20 Highway	\$1,134,700	Southeast
February	Business	Professional Services (CPAs, Attorneys, Architect/Engineer, etc)	4120 W Interstate 20 Highway	\$900,000	Southwest
February	Utility & Miscellaneous	Utilities	4001 Bagpiper Way	\$500	East
February	Business	Unmanned Utility/Existing Site	1200 Ballpark Way UT1	\$150,000	East
February	Utility & Miscellaneous	Utilities	4016 W Division Street	\$1,500	West
February	Utility & Miscellaneous	Retaining Wall	4401 Park Springs Boulevard	\$16,656	Southwest
February	Mercantile	Convenience Store w/ gas pumps	701 W Sublett Road	\$980,000	Southeast
February	Utility & Miscellaneous	Utilities	1810 W Harris Road	\$15,000	Southwest
February	Utility & Miscellaneous	Undetermined use (Shell Buildings Only)	2525 E Abram Street	\$1,600	East
February	Storage	Automotive Repair Garage	950 Avenue H East	\$65,000	East
Sub-Total	11			\$3,266,956	
March	Utility & Miscellaneous	Retaining Wall	4101 Research Boulevard	\$135,000	East
March	Storage	Warehousing/Storage	909 Duncan Perry Road	\$2,000,000	East
March	Storage	Warehouse Distribution	4101 Research Boulevard	\$19,542,700	East
March	Utility & Miscellaneous	Utilities	1800 E Lamar Boulevard	\$70,000	North
March	Storage	Storage	2350 E Arbrook Boulevard	\$3,863,583	East
March	Assembly	Church	8201 Webb Ferrell Road	\$3,400,000	Southeast
March	Utility & Miscellaneous	Utilities	1200 Viridian Park Lane Bldg C	\$2,304	North
March	Utility & Miscellaneous	Utilities	1000 Ballpark Way	\$3,181	East
March	Utility & Miscellaneous	Utilities	1000 Ballpark Way	\$2,500	East
March	Storage	Storage	2430 E Arbrook Boulevard	\$5,155,013	East
Sub-Total	10			\$34,174,281	

April	Mercantile	Retail	1450 Debbie Lane	\$1,289,000	Southeast
April	Storage	Storage	3750 S Watson Road	\$5,478,412	East
April	Utility & Miscellaneous	Utilities	5950 S Collins Street	\$25,000	Southeast
April	Mercantile	Restaurant	1800 E Lamar Boulevard	\$50,000	North
April	Utility & Miscellaneous	Assembly/Disassembly	2001 Ne Green Oaks Boulevard Suite 100	\$10,354	North
April	Utility & Miscellaneous	Undetermined use (Shell Buildings Only)	4000 Embarcadero Drive	\$3,300	East
April	Assembly	Restaurant	1650 E Randol Mill Road	\$50,000,000	East
Sub-Total	7			\$56,856,066	
May	Utility & Miscellaneous	Utilities	900 E Randol Mill Road	\$4,000	East
May	Utility & Miscellaneous	Utilities	900 E Randol Mill Road	\$5,000	East
May	Business	Undetermined use (Shell Buildings Only)	1120 W Interstate 20 Highway	\$6,000	Southeast
May	Business	Undetermined use (Shell Buildings Only)	2350 E Arbrook Boulevard	\$2,000	East
May	Utility & Miscellaneous	Utilities	1501 W Division Street	\$120,000	Central
May	Assembly	Restaurant	150 E Interstate 20 Highway	\$2,200,000	Southeast
May	Business	Leasing Office	2800 Lynnwood Drive	\$98,000	West
May	Business	Undetermined use (Shell Buildings Only)	5001 New York Avenue	\$750	Southeast
May	Utility & Miscellaneous	Utilities	5801 Mt Carmel Drive	\$4,000	Southwest
May	Business	Fire Station	875 Bird'S Fort Trail	\$2,800,000	North
Sub-Total	10			\$5,239,750	
June	Storage	Utilities	5450 Mansfield Road	\$35,000	Southwest
June	Business	Warehouse Distribution	2251 E Bardin Road	\$1	Southeast
June	Business	Warehouse Distribution	2251 E Bardin Road	\$1	Southeast
June	Business	Warehouse Distribution	2251 E Bardin Road	\$23,862,684	Southeast
June	Utility & Miscellaneous	Carports	1101 Stonetrail Road	\$129,750	North
June	Assembly	Church	1301 W Abram Street	\$1,100,000	Central
June	Business	Business Office	250 W Arbrook Boulevard Unit PB2	\$10,000	East
June	Business	Business Office	250 W Arbrook Boulevard Unit PB1	\$10,000	East
June	Utility & Miscellaneous	Church	201 E Sublett Road	\$733	Southeast
June	Utility & Miscellaneous	Utilities	805 Windy Gap Drive	\$36,250	Southeast
June	Business	Embalming/Cremation Facility	3208 Bishop Drive	\$450,000	East
Sub-Total	11			\$25,634,418	
July	Utility & Miscellaneous	Utilities	1224 E Lamar Boulevard	\$45,000	North
July	Business	Restaurant	4300 S Cooper Street	\$750,000	West
July	Storage	Warehouse Distribution	2220 Forum Drive	\$1,200,000	East
July	Residential	Hotel/Motel	1600 E Randol Mill Road	\$7,000,000	East
July	Business		804 N Collins Street	\$6,490,855	Central
Sub-Total	5			\$15,485,855	

August	Business	Undetermined use (Shell Buildings Only)	4935 S Collins Street	\$1,800,000	Southeast
August	Business	Undetermined use (Shell Buildings Only)	5525 S Cooper Street	\$1,900,000	Southeast
August	Mercantile	Retail/Wholesale Store	2351 E Arkansas Lane	\$380,000	East
August	Factory	Manufacturing	2919 E Division Street Bldg B	\$1	East
August	Factory	Manufacturing	2919 E Division Street	\$33,748,272	East
August	Educational	Child Care For 5+ Children Over the Age of 2 1/2 Years	1521 W Tucker Boulevard	\$6,690	West
August	Mercantile	Convenience Store w/ gas pumps	7219 S Cooper Street	\$15,000	Southeast
August	Mercantile	Retail Store	721 Sw Green Oaks Boulevard	\$250,000	Southeast
August	Utility & Miscellaneous	Stone Columns	4524 Sapphire Falls Way UT1	\$100,000	North
August	Utility & Miscellaneous	Utilities	305 W Main Street	\$1,000	Central
Sub-Total	10			\$38,200,963	
September	Mercantile	Retail/Wholesale Store	1818 E Pioneer Parkway	\$15,000	East
September	Business	Medical Office	4140 N Collins Street	\$750,000	North
September	Business	Medical Office	4130 N Collins Street	\$652,000	North
September	Business	Medical Office	4120 N Collins Street	\$652,000	North
September	Business	Medical Office	4110 N Collins Street	\$475,000	North
September	Business	Medical Office	4100 N Collins Street	\$1,525,000	North
September	Business	Business Office	4150 N Collins Street	\$500,000	North
September	Business	Medical Office	4080 N Collins Street	\$435,500	North
September	Utility & Miscellaneous	Utilities	3104 N Collins Street	\$8,500	North
September	Utility & Miscellaneous	Utilities	3104 N Collins Street	\$3,700	North
September	Utility & Miscellaneous	Utilities	3104 N Collins Street	\$6,400	North
September	Utility & Miscellaneous	Utilities	3104 N Collins Street	\$2,500	North
September	Utility & Miscellaneous	Utilities	3104 N Collins Street	\$4,400	North
September	Utility & Miscellaneous	Utilities	3104 N Collins Street	\$2,000	North
September	Utility & Miscellaneous	Utilities	3104 N Collins Street	\$1,700	North
September	Utility & Miscellaneous	Utilities	3104 N Collins Street	\$1,600	North
September	Utility & Miscellaneous	Utilities	3104 N Collins Street	\$2,100	North
September	Utility & Miscellaneous	Utilities	3104 N Collins Street	\$2,000	North
September	Utility & Miscellaneous	Utilities	3104 N Collins Street	\$11,000	North
September	Utility & Miscellaneous	Utilities	3104 N Collins Street	\$4,000	North
September	Utility & Miscellaneous	Utilities	3104 N Collins Street	\$3,000	North
September	Utility & Miscellaneous	Utilities	3104 N Collins Street	\$8,200	North
September	Utility & Miscellaneous	Utilities	3104 N Collins Street	\$2,600	North
September	Utility & Miscellaneous	Undetermined use (Shell Buildings Only)	1200 S Davis Drive	\$1,175	Central
September	Utility & Miscellaneous	Undetermined use (Shell Buildings Only)	100 W Abram Street	\$4,400	Central
September	Mercantile	Hotel/Motel	1975 E Lamar Boulevard	\$6,500	North

September	Utility & Miscellaneous	Utilities	3119 Westwood Drive	\$30,000	West
September	Utility & Miscellaneous	Carports	1100 Sw Green Oaks Boulevard	\$60,000	Southeast
September	Utility & Miscellaneous	Utilities	3104 N Collins Street Unit 7A	\$900	North
September	Utility & Miscellaneous	Utilities	3104 N Collins Street Unit 7A	\$900	North
September	Utility & Miscellaneous	Utilities	3104 N Collins Street Unit 7A	\$900	North
September	Utility & Miscellaneous	Utilities	3104 N Collins Street Unit 7A	\$900	North
September	Utility & Miscellaneous	Utilities	3104 N Collins Street Unit 7A	\$900	North
September	Utility & Miscellaneous	Utilities	3104 N Collins Street Unit 7A	\$900	North
September	Utility & Miscellaneous	Utilities	3104 N Collins Street Unit 7A	\$900	North
September	Utility & Miscellaneous	Utilities	3104 N Collins Street Unit 7A	\$900	North
September	Business	Business	1710 Oak Village Boulevard	\$450,000	Southwest
September	Utility & Miscellaneous	Pavilion	7312 Winding Way Drive	\$12,000	Southwest
Sub-Total	38			\$5,639,475	
October	Business	Manufacturing	2525 E Abram Street	\$1,729,000	East
October	Mercantile	Convenience Store w/ gas pumps	7219 S Cooper Street	\$237,056	Southeast
October	Business	Undetermined use (Shell Buildings Only)	1200 Viridian Park Lane	\$5,000	North
October	Business	Banquet Hall	6021 W Arkansas Lane	\$3,726,192	West
October	Business		2024 Baird Farm Road	\$800,000	North
October	Utility & Miscellaneous	Retail/Wholesale Store	4000 Embarcadero Drive	\$2,000	East
October	Storage	Warehousing/Storage	120 Luttrell Street	\$49,500	East
October	Utility & Miscellaneous	Unmanned Utility/Existing Site	1000 Ballpark Way	\$5,593	East
October	Assembly	Indoor/Outdoor Sport Complex	734 Stadium Drive	\$850,000,000	East
October	Utility & Miscellaneous	Park	907 W Harris Road	\$101,420	Southeast
October	Residential	Hotel/Motel	1500 Convention Center Drive	\$2,000	East
October	Utility & Miscellaneous	Retaining Wall	2525 E Abram Street	\$800,000	East
October	Educational	School (ISD)	7810 S Collins Street	\$12,475,000	Southeast
October	Mercantile	Gas Station	5009 W Sublett Road	\$600,000	Southwest
Sub-Total	14			\$870,532,761	
November	Utility & Miscellaneous	Utilities	1550 Convention Center Drive	\$15,000	East
November	Utility & Miscellaneous	Utilities	1550 Convention Center Drive	\$24,000	East
November	Utility & Miscellaneous	Utilities	1550 Convention Center Drive	\$13,000	East
November	Utility & Miscellaneous	Utilities	1550 Convention Center Drive	\$20,000	East
November	Storage	Warehousing/Storage	115 Dividend Court	\$5,700,000	West
November	Assembly	Restaurant	4911 S Cooper Street	\$975,000	Southeast
November	Business	Utilities	800 Ne Green Oaks Boulevard	\$2,147,777	Southeast
November	Utility & Miscellaneous	Utilities	1550 Convention Center Drive	\$9,000	East
November	Business	Undetermined use (Shell Buildings Only)	1550 Convention Center Drive	\$3,200	East

November	Business	Undetermined use (Shell Buildings Only)	1550 Convention Center Drive	\$9,000	East
November	Business	Undetermined use (Shell Buildings Only)	1550 Convention Center Drive	\$9,000	East
Sub-Total	11			\$8,924,977	
December	Business	Warehouse Distribution	2909 E Arkansas Lane	\$3,411,100	East
December	Assembly	Restaurant	301 E Front Street	\$200,000	Central
December	Business	Animal Hospital	740 W Turner Warnell Road	\$750,000	Southeast
December	Assembly	Indoor/Outdoor Sport Complex	1500 Nw Green Oaks Boulevard	\$16,000	North
December	Utility & Miscellaneous	Park	800 W Nathan Lowe Road	\$15,000	Southeast
December	Assembly	Restaurant	4050 S Collins Street	\$2,000,000	East
December	Utility & Miscellaneous	Towers	402 N Collins Street UT1	\$18,822	Central
December	Business	Undetermined use (Shell Buildings Only)	1601 E Randol Mill Road	\$7,600	East
Sub-Total	8			\$6,418,522	

Source: City of Arlington, Community Development & Planning

APPENDIX F: Zoning District Summary

RESIDENTIAL ZONING DISTRICTS

Residential Estate| RE

Large-lot (minimum one acre) single-family detached residential uses, accessory development, and select agricultural activities.

Residential Single-Family 20| RS-20

Large-lot (roughly one-half acre) single-family detached residential uses and accessory development.

Residential Single-Family 15|RS-15

Single-family detached residential uses and typical accessory development at low densities (minimum 15,000-square foot lots).

Residential Single-Family 7.2| RS-7.2

Single-family detached residential uses and typical accessory development at low densities (minimum 7,200-square foot lots).

Residential Single-Family 5| RS-5

Single-family detached residential uses and typical accessory development at medium densities (minimum 5,000-square foot lots).

Residential Medium Density 12|RM-12

Intended to encourage a wide range of low- to medium-density housing types, especially single-family attached, duplexes, and townhouse projects, though single-family detached is also allowed to meet the diverse needs of city residents. Maximum residential density is limited to 12 units per gross acre.

Residential Multi-Family 22| RMF-22

Provides opportunities for high-density multi-family residential uses with a maximum density of 22 units per acre, which are designed to be compatible with their sites and surroundings.

Village on the Green| VG

Provides an area in southwest Arlington that will be a financially and environmentally sustainable residential community memorable for its rural character, village-like atmosphere, and mix of high-quality housing options. Residential development in the VG district is subject to the design and development standards in Section 5.5.5 of the UDC.

Manufactured Housing (OBSOLETE DISTRICT)| MH

Provides accommodations for a specific form of housing. Provides appropriate standards for density, spacing, and use, a separate district is created and designated for the specific purpose of providing, at appropriate locations, areas for the development of manufactured home parks, courts, and subdivisions. The district is obsolete and may not be requested as a district for a zoning amendment following the effective date of the UDC.

NON-RESIDENTIAL ZONING DISTRICTS

LIMITED OFFICE| LO

Intended to provide for the development of small-scale, low-intensity professional office uses near or adjacent to residential neighborhoods. The district encourages the conversion of existing residential structures to offices uses, provided that the office use is compatible in scale, character, and intensity with adjacent residential uses.

Office Commercial| OC

Provides areas primarily for high-quality office development and selected retail uses that serve community and citywide needs.

Neighborhood Commercial| NC

Provides sites for businesses serving the daily needs of nearby residential areas and for small-scale offices. Development should be compatible in scale, character, and intensity with adjacent residential development, and the district's standards are intended to prevent significant adverse effects on adjacent residential areas. This district should be located adjacent to residential uses.

Community Commercial| CC

Established to provide sites for community and regional retail shopping centers containing a wide variety of commercial establishments including retail stores and businesses selling home furnishings, apparel, durable goods, and specialty items; restaurants; commercial recreation; and business, personal, and financial services. The CC district is generally intended for nodal developments located at the intersection of two arterial streets.

General Commercial| GC

Provides sites for a broad range of commercial uses including automobile sales and services, car washes, restaurants, offices, warehousing, and commercial services. Sites should provide an attractive appearance with landscaping, well-designed parking, and controlled traffic movement. This district is primarily intended for development of freestanding commercial structures along arterial streets in older sections of the city that are experiencing redevelopment.

Highway Commercial| HC

Provides sites for commercial uses including automobile sales and services, hotels, drive-through and drive-in restaurants, offices, warehousing, and commercial services. These uses are subject to frequent view by the public and visitors to Arlington, and they should provide an attractive appearance with landscaping, well-designed parking, and controlled traffic movement. Strip development is discouraged.

Business Park| BP

Intended to provide and protect sites for offices, research and development facilities, support commercial services, and limited industrial activities including non-nuisance production, distribution, and storage of goods (but no raw materials processing or bulk handling) in a landscaped setting.

Downtown Business| DB

Provides concentrated downtown, civic, service, office, institutional, cultural, residential, and other uses in the existing central business district. Urban design standards are intended to protect property values, create a vibrant downtown that is mixed-use, pedestrian-friendly, and transit-oriented, and make the development process more predictable for member of the public and development community.

Light Industrial| LI

Intended to provide for the development of research, light industrial, processing, warehousing and other indoor light industrial uses, as well as supporting business and office uses. This district is intended to be located away from low- and medium-density residential development.

Industrial Manufacturing| IM

Provide for the development of heavy industrial and manufacturing uses, as well as supporting business and office uses. This district is intended to be located away from low- and medium-density residential development.

Neighborhood Mixed Use| NMU

Intended to encourage the redevelopment of traditional suburban commercial centers as higher-density, mixed-use, urban-scale districts. The NMU area is intended to include

commercial, institutional, recreational, and service facilities needed to support the surrounding neighborhoods, for example, grocery and convenience stores, drug stores, religious assembly, and personal household services. Multi-family residential and office uses are also allowed. Residential uses are encouraged on the upper floors of nonresidential establishments.. There are no maximum lot sizes, but residential densities are limited to a maximum of 40 units per gross acre.

Regional Mixed Use| RMU

Established to encourage and facilitate the development of large-scale, distinctive, attractive regional centers containing a concentrated mix of land uses. The centers should include major economic generators, most with a regional market draw, such as a regional shopping mall, major employer, restaurants, theaters, hotels, and dense office development. Development should facilitate and encourage pedestrian travel between residential and non-residential uses. Transit facilities and pedestrian-friendly elements are important components of development in these centers, in order to reduce demand for auto travel as well as increase visual interest. RMU centers are generally at least 20 acres or larger in size. There are no maximum lot sizes, but residential densities are limited to a maximum of 100 units per gross acre.

OVERLAY DISTRICTS

Airport Overlay| APO

The purpose and intent of this district is to regulate the development of noise sensitive land uses so as to promote compatibility between the Airport and the surrounding land uses; to prevent the encroachment of incompatible uses surrounding the Airport; and to promote the public health, safety and welfare of property users.

Conservation District Overlay| CDO

Intended to recognize the need to preserve, protect, and enhance the value of the unique and distinctive residential neighborhoods and commercial areas that contribute to the overall character and identity of the city, and to provide a means of conserving the distinctive atmosphere or character of the areas by protecting or enhancing their significant architectural or cultural attributes.

Downtown Neighborhood Overlay| DNO

Intended to protect and enhance the character and function of the downtown business and lodging areas, and to attract new residential development to provide energy and support to the downtown area. Mixed-use projects that encourage pedestrian activity and serve local residents and visitors are preferred. Design standards are required to ensure that structures in the downtown area exhibit a distinctive, high quality character, and that surrounding neighborhoods are adequately buffered from the more intense development intended in this district.

Entertainment District Overlay| EDO

Intended to create an identifiable and exciting character for the 2,800-acre entertainment area in central Arlington. New development and redevelopment in the EDO district is guided by development standards intended to promote a unifying identity for the “ED” as a whole through a complementary mix of land uses and physical design.

Lamar Collins Mixed Use Overlay| LCMUO

Intended to promote high quality, high- density, mixed-use development in this area in North Arlington. New development and redevelopment in the LCMUO district is intended to encourage pedestrian-oriented activities through a complementary mix of land uses and physical design.

Landmark Preservation Overlay| LPO

Intended to provide for the protection, preservation, and enhancement of buildings, structures, sites, and areas of architectural, historical, archaeological, or cultural importance or value. Specifically, this district has the following expressed purposes: To stabilize and improve property values, to encourage neighborhood conservation, to foster civic pride in the beauty and accomplishments of the past, to protect and enhance the city’s attraction to tourists and visitors, to strengthen and help diversify the economy of the city, and to promote the use of historical, cultural and architectural landmarks for the education, pleasure, and welfare of the community.

Planned Development| PD

Provides an alternative to conventional development, and requires approval under the procedures in Section 10.4.3, Planned Developments. This district is intended to accomplish all of the following purposes: To permit greater flexibility for new development or redevelopment projects to best utilize the physical features of the particular site in exchange for greater public benefits than would otherwise be achieved through development under this Code, to ensure that any development impacts that occur through the use of greater flexibility are mitigated to the greatest extent feasible so as not to create adverse impacts on neighboring properties, to encourage the provision and preservation of meaningful open space, and to encourage integrated and unified design and function of the various uses comprising the PD.

APPENDIX G: Zoning Cases

ZONING CASES

Quarter	Sector	Case Number	From	To	Acreage	Case Type	Proposed Use	Status	Received
Q1	Southeast	PD17-1	RE	PD	61.3	Zoning Case	Dwelling, single-family detached	Application Review	2/10/2017
	Southeast	PD17-4	RE	PD	0.7	Zoning Case	Religious assembly	Withdrawn	2/10/2017
	Central	PD17-2	OC	PD	5.1	Zoning Case	Dwelling, multi-family	Application Review	2/15/2017
	Central	PD17-3	RS-7.2	PD	5.7	Zoning Case	Independent senior living facility	Application Review	2/22/2017
	Southeast	PD17-7	CC	RMF-22	7.0	Zoning Case	Independent senior living facility	Application Review	2/22/2017
	Southwest	ZA17-1	RS-15	RS-7.2	4.3	Zoning Case	Dwelling, single-family detached	Application Review	2/22/2017
	East	PD17-9	GC	GC	2.7	Zoning Case	Car wash	Application Review	2/23/2017
	North	PD07-5R4-DP6	PD	PD	38.6	Development Plan	Dwelling, single-family detached	Approved	3/6/2017
	Central	PD17-6	CC	CC	9.2	Zoning Case	Hotel, full service	Approved	3/10/2017
	Southeast	PD17-6	PD		6.7	Development Plan		Application Review	3/17/2017
Q2	North	PD07-5R4AC2	PD		1.0	Development Plan		Approved	3/23/2017
	Southwest	PD17-8	RE		1.0	Development Plan		Application Review	4/18/2017
	Southeast	PD17-7	CC	PD	7.0	Zoning Case	Assisted living facility (7 or more residents)	Approved	4/19/2017
	Central	SUP17-2	GC	DNO GC	0.4	SUP	Bail bonds	Awaiting P & Z	5/3/2017
	West	PD17-10	N/A		6.7	Development Plan		Application Review	5/5/2017
	Southwest	SUP08-26R1 SWAPPOII	GC	N/A	4.8	SUP	Gas well	Approved	5/8/2017
	Southwest	SUP09-3R2	RS-7.2	N/A	3.7	SUP	Gas well	Approved	5/8/2017
	Central	PD17-8	RS-7.2	CC	1.0	Zoning Case	Financial services	Application Review	5/11/2017
	North	DP07-5R4-DP7	PD	PD	141.2	Development Plan	Dwelling, single-family detached	Approved	5/12/2017
	North	PD15-11R1	PD	PD	13.8	Zoning Case	General retail store (other than listed)	Application Review	5/23/2017
	East	PD06-07R1-AC1	N/A		2.5	Development Plan		Approved	5/30/2017
	East	PD16-15-AC1	CC	PD	15.6	Development Plan	Package liquor store	Approved	5/31/2017
	West	SUP17-5	RS-7.2	RS-7.2	1.0	SUP	Accessory building (not listed below)	Awaiting Council	6/2/2017
	Central	PD17-10	CC	PD	0.9	Zoning Case	Dwelling, multi-family	Application Review	6/20/2017
	Southwest	PD17-12	CC	PD	0.7	Zoning Case	Kennel, commercial	Application Review	6/29/2017
	Central	PD17-11	RM-12 : RMF-22	PD	2.9	Zoning Case	Dwelling, multi-family	Denied	6/30/2017

Q3	West	SUP17-7	CC	N/A	5.5	SUP	Banquet hall	Application Review	8/8/2017
	Southeast	PD17-15	PD	PD	12.0	Zoning Case	Gun range (indoor)	Application Review	8/11/2017
	Southeast	PD17-13	RE	PD	61.3	Zoning Case	Dwelling, single-family detached	Awaiting Council	8/14/2017
	Central	PD17-14	RM-12	PD	2.2	Zoning Case	Public or private school	Application Review	8/22/2017
	Southeast	PD17-18	CC	CC	1.9	Zoning Case	Hotel, limited service	Application Review	8/25/2017
	North	PD07-5RAC2	N/A		1.0	Development Plan		Approved	9/14/2017
	Southeast	PD17-17	PD	PD	0.8	Zoning Case	Restaurant with drive-through	Application Review	9/14/2017
	West	SUP17-8	LI	N/A	0.889	SUP	Auto repair garage, major	Application Review	9/20/2017
	Southwest	ZA17-3	RE	RS-20	0.507	Zoning Case	Dwelling, single-family detached	Application Review	9/22/2017
	East	ZA17-5	GC : OC	GC	24.1113	Zoning Case	N/A	Awaiting P & Z	9/27/2017
Q4	Southeast	PD17-16	PD	PD	0.918	Zoning Case	General retail store (other than listed)	Application Review	9/27/2017
	North	PD07-5R4-AC5	N/A		0.1156	Development Plan		Approved	10/12/2017
	North	PD17-25	N/A		0.11	Development Plan		Application Review	10/24/2017
	East	PD17-9AC1	GC	GC	2.694	Development Plan	Car wash	Application Review	10/25/2017
	East	ZA17-6	GC : OC	GC	4.7	Zoning Case	General retail store (other than listed)	Application Review	11/13/2017
	East	P05-08R22	PD		1.182	Development Plan		Application Review	11/17/2017
	North	PD17-28	PD		1	Development Plan		Submittal Review	11/20/2017
	East	SUP17-9	IM	IM	0.06	SUP	Telecommunication Facilities: Towers greater than 75 ft	Application Review	11/22/2017
	West	PD17-31	PD		1.105	Development Plan		Application Review	11/29/2017
	Southwest	PD17-12R1	PD		1.737	Development Plan		Application Review	12/5/2017
	Central	ZA17-7	GC	DNO GC	0.444	Zoning Case	Bail bonds	Submittal Review	12/7/2017
	Southeast	SUP08-31R1	RE	Natural Gas well Site	5	SUP	natural Gas Well Site	Awaiting P & Z	12/11/2017
	North	P94-17R1	PD		3.662	Development Plan		Application Review	12/12/2017
	East	ZA17-10	RMF-22	CC	3.453	Zoning Case	Retail	Application Review	12/13/2017
	East	ZA17-8	RS-7.2	RM-12	0.2476	Zoning Case	Dwelling, multi-family	Application Review	12/19/2017
	East	ZA17-9	RS-7.2		0	Zoning Case		Submittal Review	12/19/2017
	East	ZA17-9	RS-7.2	OC	2.407	Zoning Case	Medical or dental office or clinic	Application Review	12/20/2017

Source: City of Arlington, Community Development & Planning

APPENDIX H: Plats

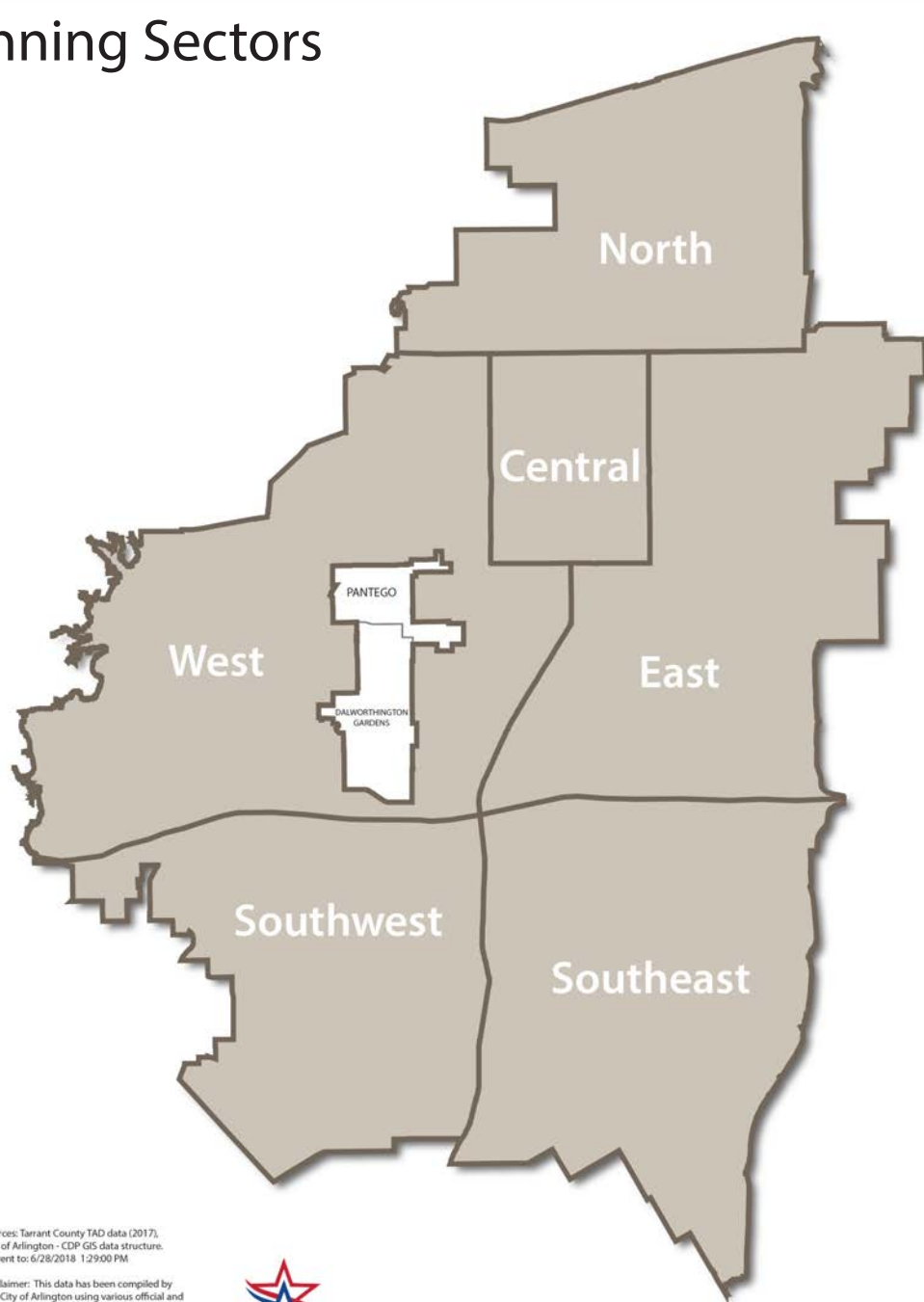
FILED PLATS

Quarter	Plat Name	Plat Type	Acreage	No of Lots	Sector
Q1	Sapphire Addition Lot 1 Block AR	Replat	4.5	1	Central
	A J Russell Addition Lots 2C7R2 & 2C7R3	Replat	7.8	2	Southwest
	Belle Maison Estates Lots 1-13, 1X, 2X, 3X & 4X Block 1	Final	3.9	17	West
	Hollandale No. 5 Addition Lots 5 & 6R, Block 17	Replat	12.6	2	East
	Nathan Lowe Park at Fish Creek Lot 1, Block 1	Minor	12.1	1	Southeast
	Eden Park Addition Lot 1, Block 1	Minor	9.3	1	Southeast
	Naik Addition Lot 1	Minor	0.3	1	Southwest
	Cotton Top Acres Lot 1 & 2, Block 1	Minor	4.0	2	Southwest
	Edgefield	Final	12.2	60	Southeast
	Pioneer Village Addition Lots 1R & 4R Block 1	Replat	2.6	2	East
	Pendergraft Estates Addition Lots 1 & 2 Blok A	Combination	6.7	2	Southwest
	Sublett Square Addition Lots 4R2R & 7R	Replat	3.4	2	Southwest
	Harris Road Park Addition Lot 1 Block 1	Minor	12.1	1	Southeast
	Holm Addition Lot 1 Block 1	Combination	1.8	1	Southwest
	S Jones Addition Lots 4R1 & 4R2	Replat	2.1	2	Southwest
	Sub-total		95.4	97	
Q2	Southwest Plaza Addition Lot 3 Block 2R	Replat	1.2	1	West
	Silver Belle Estates Addition Lots 21R Block 2 and Lot 16R3 Block 3	Replat	2.6	2	East
	Cedar Springs Addition Lots 1 & 2 Block 3	Replat	0.8	1	East
	Arlington Commerce Center Lot 4 Block 3 Phase 3	Final	13.6	1	Southeast
	Ballweg Addition Phase 1	Final	40.6	155	Southeast
	Racetrac-Cooper and Harris Lots 1 & 2 Block 1	Combination	4.2	2	Southeast
	North Side Addition Lots 1R & 2R	Replat	2.8	2	Central
	Highland Acres Addition Lot 13R Block 16	Replat	0.6	1	North
	Arlington Logistics Center Lot 1R Block 1	Replat	80.5	1	East
	Southwind Meadows Phase 1	Final	29.1	100	Southeast
	Harris Road Enterprise Lot 1 Block 1	Minor	5.0	1	Southeast
	Viridian Village 1J Lots 1R, 2 & 3X Block 1 Amenities Center	Replat	10.6	3	North
	Sub-total		191.6	270	

Q3	Southwind Meadows Phase 2	Final	9.9	45	Southeast
	Bonnell Square Addition Lots 1 & 2 Block 1	Final	7.0	2	Southeast
	Viridian Profesional Office Park Lots 1-11	Final	15.4	11	North
	Garden Valley Lots 4A & 4B Block 1	Replat	2.3	2	West
	Ditto Golf Course Addition Lot 1 Block 1	Minor	160.9	1	North
	T O Harris Addition Lots 66 & 67	Minor	7.0	2	Southwest
	All Storage Sublett Station	Combination	7.5	1	Southwest
	Dugan Addition Lot 18R	Replat	0.4	1	Central
	Avondale Place Addition Lot 7R3, Block 2	Replat	0.3	1	Central
	Viridian Village 2F	Final	30.7	173	North
	Viridian Village 2A Lot 34XR, 35XR, 36R-43R, and 44XR, Block 1	Replat	1.3	11	North
	Farm On Rush Creek Lots 1 & 2	Minor	5.4	2	Southwest
	Southwind Meadows Phase 3	Final	7.7	16	Southeast
	Sub-total		255.7	268	
Q4	Twin Hills Phase 2	final	28.4	125	Southwest
	Aspire Addition Lot 1 Block 1	Replat	8.6	1	Southwest
	Lahue Addition Lot 1 Block 1	Combination	0.5	1	Southwest
	W D Lacy Addition Lots 1R & 2R Block 4	Replat	21.6	2	Southeast
	W D Lacy Addition Lot 4	Replat	6.6	1	Southeast
	Harris Place Lots 1-24 & Lots 25X-28X Block 1	Final	10.6	28	Southwest
	Harold Thomas Addition Lot 1 Block 1	Minor	1.8	1	East
	Central Park Office Complex Lots A2R3AR & A2R5R, Block 17	Replat	7.5	2	East
	Sub-total		85.6	161	

Source: City of Arlington, Community Development & Planning

APPENDIX I: Planning Sectors



Sources: Tarrant County TAD data (2017).
City of Arlington - CDP GIS data structure.
Current to: 6/28/2018 12:00 PM.

Disclaimer: This data has been compiled by
The City of Arlington using various official and
unofficial sources. Although every effort was
made to ensure the accuracy of this data, no
such guarantee is given or implied.



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